



Address: [3204 NORIC WAY](#)
City: FORT WORTH
Georeference: 37482-11-19
Subdivision: SARATOGA
Neighborhood Code: 3K600M

Latitude: 32.9615707735
Longitude: -97.2923680142
TAD Map: 2060-468
MAPSCO: TAR-008W



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: SARATOGA Block 11 Lot 19

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
NORTHWEST ISD (911)

State Code: A

Year Built: 2006

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 40938611
Site Name: SARATOGA-11-19
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,531
Percent Complete: 100%
Land Sqft^{*}: 8,290
Land Acres^{*}: 0.1903
Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

BENNETT CAROL

Primary Owner Address:

3204 NORIC WAY
FORT WORTH, TX 76244

Deed Date: 12/7/2023

Deed Volume:

Deed Page:

Instrument: [D223216836](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WIGGY BRANDY;WIGGY TAYLOR	10/13/2017	D217239319		
MCKEAN DEREK;MCKEAN NICOLE	8/21/2015	D215191043		
CANTRELL JILL;CANTRELL STEPHEN	8/15/2006	D206258028	0000000	0000000
MHI PARTNERSHIP LTD	3/2/2006	D206067893	0000000	0000000
HILLWOOD SARATOGA LP	1/1/2005	000000000000000	0000000	0000000

VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised ⁺
2025	\$341,276	\$93,500	\$434,776	\$434,776
2024	\$341,276	\$93,500	\$434,776	\$434,776
2023	\$354,916	\$93,500	\$448,416	\$392,206
2022	\$302,210	\$71,500	\$373,710	\$356,551
2021	\$252,637	\$71,500	\$324,137	\$324,137
2020	\$235,519	\$71,500	\$307,019	\$307,019

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

EXEMPTIONS / SPECIAL APPRAISAL

- HOMESTEAD GENERAL 11.13(b)

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.