



**Address:** [3312 COUNT DR](#)  
**City:** FORT WORTH  
**Georeference:** 37482-17-18  
**Subdivision:** SARATOGA  
**Neighborhood Code:** 3K600M

**Latitude:** 32.9558802059  
**Longitude:** -97.2896399953  
**TAD Map:** 2060-468  
**MAPSCO:** TAR-022A



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SARATOGA Block 17 Lot 18

**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:** CHANDLER CROUCH (11730)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 40940926  
**Site Name:** SARATOGA-17-18  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,892  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,500  
**Land Acres<sup>\*</sup>:** 0.1262  
**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:**

J.S.A FAMILY TRUST

**Primary Owner Address:**

2045 HICKORY HOLLOW LN  
ROANOKE, TX 76262

**Deed Date:** 5/31/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219120247](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MORRIS SULMI;MORRIS VANCE EVAN	3/10/2014	<a href="#">D214046554</a>	0000000	0000000
NEWTON ALICE;NEWTON JAMES	4/12/2007	<a href="#">D207132037</a>	0000000	0000000
MHI PARTNERSHIP LTD	8/30/2006	<a href="#">D206274438</a>	0000000	0000000
HILLWOOD SARATOGA LP	1/1/2005	00000000000000	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 <sup>+</sup>
2025	\$257,027	\$85,000	\$342,027	\$342,027
2024	\$257,027	\$85,000	\$342,027	\$342,027
2023	\$302,476	\$85,000	\$387,476	\$387,476
2022	\$236,197	\$65,000	\$301,197	\$301,197
2021	\$192,000	\$65,000	\$257,000	\$257,000
2020	\$192,000	\$65,000	\$257,000	\$257,000

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

There are no exemptions for this property

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.