



Address: [2844 MERRY VIEW LN](#)
City: FORT WORTH
Georeference: 2899F-6-1
Subdivision: BLUFFS, THE
Neighborhood Code: 1B030G

Latitude: 32.7386789946
Longitude: -97.1816779342
TAD Map: 2096-388
MAPSCO: TAR-081E



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BLUFFS, THE Block 6 Lot 1

Jurisdictions:

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- FORT WORTH ISD (905)

State Code: A

Year Built: 2007

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$434,319

Protest Deadline Date: 5/24/2024

Site Number: 41211375

Site Name: BLUFFS, THE-6-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,352

Percent Complete: 100%

Land Sqft^{*}: 7,841

Land Acres^{*}: 0.1800

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

SUMNER CHRISTIAN
SUMNER LISA

Primary Owner Address:

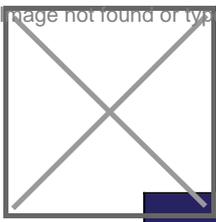
2844 MERRY VIEW LN
FORT WORTH, TX 76120-5655

Deed Date: 5/16/2013

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D213131749](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SUMNER CHRISTIAN	10/31/2007	D207393469	0000000	0000000
MHI PARTNERSHIP LTD	4/16/2007	D207143186	0000000	0000000
PARLIAMENT VENTURES LTD	1/1/2006	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 ⁺
2025	\$374,319	\$60,000	\$434,319	\$434,319
2024	\$374,319	\$60,000	\$434,319	\$410,941
2023	\$379,892	\$60,000	\$439,892	\$373,583
2022	\$299,621	\$40,000	\$339,621	\$339,621
2021	\$291,581	\$40,000	\$331,581	\$314,782
2020	\$255,223	\$40,000	\$295,223	\$286,165

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.