



## LOCATION

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**Address:** [3901 JUSTIN DR](#)

**City:** FORT WORTH

**Georeference:** 17781C-15-13

**Subdivision:** HERITAGE ADDITION-FORT WORTH

**Neighborhood Code:** 3K500A

**Latitude:** 32.9109270916

**Longitude:** -97.3016673234

**TAD Map:** 2060-452

**MAPSCO:** TAR-021Z



Google Map or type unknown

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

## PROPERTY DATA

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**Legal Description:** HERITAGE ADDITION-FORT WORTH Block 15 Lot 13

**Jurisdictions:**

CITY OF FORT WORTH (026)

TARRANT COUNTY (220)

TARRANT REGIONAL WATER DISTRICT (223)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

CFW PID #7 HERITAGE - RESIDENTIAL (608)

KELLER ISD (907)

**State Code:** A

**Year Built:** 2001

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 07674856

**Site Name:** HERITAGE ADDITION-FORT WORTH-15-13

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,011

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 12,588

**Land Acres<sup>\*</sup>:** 0.2889

**Pool:** Y

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

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**Current Owner:**

SPRAGGINS STEPHEN

SPRAGGINS CYNDI

**Primary Owner Address:**

3901 JUSTIN DR

KELLER, TX 76244-7667

**Deed Date:** 8/30/2001

**Deed Volume:** 0015135

**Deed Page:** 0000070

**Instrument:** 00151350000070

Previous Owners	Date	Instrument	Deed Volume	Deed Page
STANDARD PACIFIC OF TEXAS INC	1/26/2001	00147190000369	0014719	0000369
HILLWOOD ALLIANCE RESIDENTIAL LP	1/1/2000	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	\$0	\$0	\$0	\$0
2024	\$425,154	\$100,000	\$525,154	\$472,505
2023	\$406,508	\$100,000	\$506,508	\$429,550
2022	\$351,371	\$85,000	\$436,371	\$390,500
2021	\$270,000	\$85,000	\$355,000	\$355,000
2020	\$270,716	\$84,284	\$355,000	\$355,000

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

- 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.