



Address: [3101 MONTEGO BAY LN](#)
City: FORT WORTH
Georeference: 33347-17-19
Subdivision: RAINBOW RIDGE ADDITION
Neighborhood Code: 4S003D

Latitude: 32.6091759886
Longitude: -97.3642502879
TAD Map: 2036-340
MAPSCO: TAR-104S



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

PROPERTY DATA

Legal Description: RAINBOW RIDGE ADDITION
Block 17 Lot 19

Jurisdictions:

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- CROWLEY ISD (912)

State Code: A

Year Built: 2018

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 41159713

Site Name: RAINBOW RIDGE ADDITION-17-19

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,709

Percent Complete: 100%

Land Sqft^{*}: 7,840

Land Acres^{*}: 0.1799

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:

ADAMS TONICIA
ADAMS ANTHONY

Deed Date: 8/3/2018

Deed Volume:

Deed Page:

Primary Owner Address:

3101 MONTEGO BAY LN
FORT WORTH, TX 76123

Instrument: [D218172698](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FTW RAINBOW RIDGE 150 LLC	4/2/2015	D215070881		
SIENA HOMES LLC	3/31/2015	D215069591		
CTMGT LOTS HOLDINGS LLC	12/29/2009	D209337157	0000000	0000000
SJ RAINBOW RIDGE DEV LP	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	\$0	\$0	\$0	\$0
2024	\$231,000	\$60,000	\$291,000	\$284,277
2023	\$248,000	\$60,000	\$308,000	\$258,434
2022	\$238,997	\$50,000	\$288,997	\$234,940
2021	\$163,582	\$50,000	\$213,582	\$213,582
2020	\$163,993	\$50,000	\$213,993	\$213,993

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.