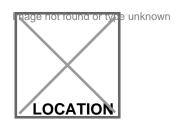


Property Information | PDF Account Number: 42514507



Address: 3205 TOBAGO RD

City: FORT WORTH

**Georeference:** 33347-15-17

**Subdivision:** RAINBOW RIDGE ADDITION

Neighborhood Code: 4S003D

**Latitude:** 32.6082007227 **Longitude:** -97.3668313546

**TAD Map:** 2036-340 **MAPSCO:** TAR-104W





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

## PROPERTY DATA

Legal Description: RAINBOW RIDGE ADDITION

Block 15 Lot 17 **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: 2019

Personal Property Account: N/A

Agent: None

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

**Site Number:** 800045419

**Site Name:** RAINBOW RIDGE ADDITION 15 17 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size +++: 1,752
Percent Complete: 100%

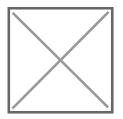
Land Sqft\*: 6,085 Land Acres\*: 0.1397

Pool: N

+++ Rounded

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



## **OWNER INFORMATION**

Current Owner: FREDERICK FALLON LANAE Primary Owner Address: 3205 TOBAGO RD FORT WORTH, TX 76123

Deed Date: 3/5/2020 Deed Volume: Deed Page:

**Instrument:** <u>D220057264</u>

## **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	\$249,841	\$60,000	\$309,841	\$309,841
2023	\$269,163	\$60,000	\$329,163	\$329,163
2022	\$250,062	\$50,000	\$300,062	\$300,062
2021	\$171,374	\$50,000	\$221,374	\$221,374
2020	\$171,804	\$50,000	\$221,804	\$221,804

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

## **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.

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