

Property Information | PDF

Account Number: 42514990



Address: 3108 MONTEGO BAY LN

City: FORT WORTH

Georeference: 33347-14-27

Subdivision: RAINBOW RIDGE ADDITION

Neighborhood Code: 4S003D

Latitude: 32.6096341303 Longitude: -97.364594227 **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 14 Lot 27 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: 2020

Personal Property Account: N/A Agent: OWNWELL INC (12140) **Protest Deadline Date: 5/15/2025** **Site Number:** 800044138

Site Name: RAINBOW RIDGE ADDITION 14 27 Site Class: A1 - Residential - Single Family

Parcels: 1

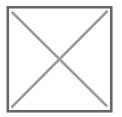
Approximate Size+++: 1,675 Percent Complete: 100%

Land Sqft*: 5,706 Land Acres*: 0.1310

Pool: N

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



OWNER INFORMATION

Current Owner:

NGUYEN LISA Deed Date: 1/24/2022

NGUYEN THIEN

Primary Owner Address:

Deed Volume:

Deed Page:

4725 TEAROSE TRL
FORT WORTH, TX 76123

Instrument: D222023072

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TRAN NGA	10/19/2020	D220271817		
IMPRESSION HOMES LLC	7/14/2020	D220174503		

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	\$211,000	\$60,000	\$271,000	\$271,000
2023	\$230,000	\$60,000	\$290,000	\$290,000
2022	\$233,000	\$50,000	\$283,000	\$230,562
2021	\$159,602	\$50,000	\$209,602	\$209,602
2020	\$0	\$35,000	\$35,000	\$35,000

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