



**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<sup>+++</sup>:** 1,675

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,706

**Land Acres<sup>\*</sup>:** 0.1310

**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:**

NGUYEN LISA  
NGUYEN THIEN

**Deed Date:** 1/24/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222023072](#)

**Primary Owner Address:**

4725 TEAROSE TRL  
FORT WORTH, TX 76123

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TRAN NGA	10/19/2020	<a href="#">D220271817</a>		
IMPRESSION HOMES LLC	7/14/2020	<a href="#">D220174503</a>		

## 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	\$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.

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

## 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.