

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 42868627

Address: 3417 MONTEGO BAY LN

City: FORT WORTH

Georeference: 33347-17-26

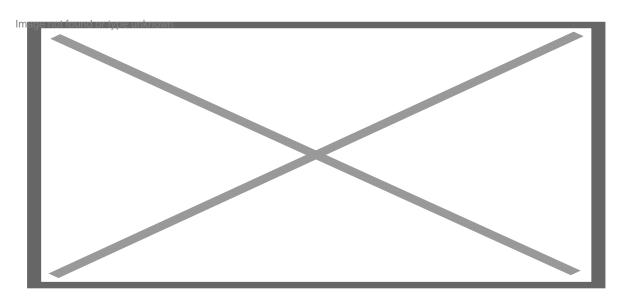
Subdivision: RAINBOW RIDGE ADDITION

Neighborhood Code: 4S003E

Latitude: 32.6074451452 Longitude: -97.3671749772

**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 17 Lot 26 Jurisdictions:

CITY OF FORT WORTH (026) Site Number: 800072896

TARRANT COUNTY (220) TARRANT REGIONAL WATER DISTRICT (223) Site Name: RAINBOW RIDGE ADDITION Block 17 Lot 26

Site Class: A1 - Residential - Single Family

TARRANT COUNTY HOSPITAL (224)

Parcels: 1 TARRANT COUNTY COLLEGE (225)

CROWLEY ISD (912) Approximate Size+++: 2,722

State Code: A Percent Complete: 100% Year Built: 2023

**Land Sqft**\*: 5,500 Personal Property Account: N/A Land Acres\*: 0.1263

Agent: None Pool: N **Protest Deadline Date: 5/15/2025** 

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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:** 

WASHINGTON SIRDWAIN WASHINGTON DOMINIQUE **Primary Owner Address**:

3417 MONTEGO BAY LN FORT WORTH, TX 76123

Deed Date: 10/12/2023

Deed Volume: Deed Page:

Instrument: D223185369

Previous Owners	Date	Instrument	Deed Volume	Deed Page
IMPRESSION HOMES LLC	6/8/2023	D223104541		

## **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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$299,196	\$80,000	\$379,196	\$379,196
2023	\$0	\$56,000	\$56,000	\$56,000
0	\$0	\$0	\$0	\$0

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

## **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.

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