

Tarrant Appraisal District

Property Information | PDF

Account Number: 42868643

Address: 3425 MONTEGO BAY LN

City: FORT WORTH

Georeference: 33347-17-28

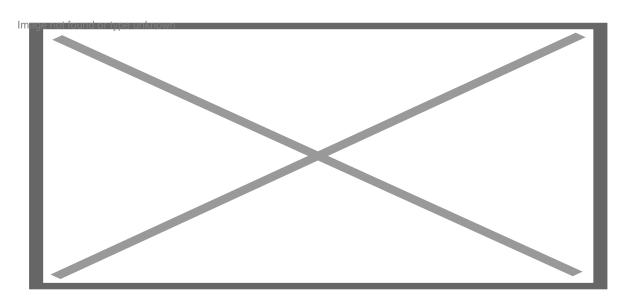
Subdivision: RAINBOW RIDGE ADDITION

Neighborhood Code: 4S003E

Latitude: 32.6074458613 Longitude: -97.3675001394

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 28 Jurisdictions:

CITY OF FORT WORTH (026)

TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

CROWLEY ISD (912)

State Code: A

Year Built: 2023

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 800072906

TARRANT REGIONAL WATER DISTRICT (223) Site Name: RAINBOW RIDGE ADDITION Block 17 Lot 28

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,604 Percent Complete: 100%

Land Sqft*: 5,500 Land Acres*: 0.1263

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:

GARCIA YANIN Deed Date: 11/16/2023

FEREZ ERIKA

Primary Owner Address:

Deed Volume:

Deed Page:

3425 MONTEGO BAY LN FORT WORTH, TX 76123 Instrument: D223207114

Previous Owners	Date	Instrument	Deed Volume	Deed Page
IMPRESSION HOMES LLC	7/28/2023	D223136987		

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	\$201,114	\$80,000	\$281,114	\$281,114
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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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.