

Account Number: 42868694



Address: 3445 MONTEGO BAY LN

City: FORT WORTH

Georeference: 33347-17-33

Subdivision: RAINBOW RIDGE ADDITION

Neighborhood Code: 4S003E

Latitude: 32.6074481591 Longitude: -97.368310426 **TAD Map:** 2036-340

MAPSCO: TAR-103Z





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

PROPERTY DATA

Legal Description: RAINBOW RIDGE ADDITION Block 17 Lot 33 66.67% UNDIVIDED INTEREST

Jurisdictions:

CITY OF FORT WORTH (026)

Site Number: 800072909

TARRANT COU

TARRANT REGIONAL WATER DISTRICT (223)

TARRANT COSIGN Classiff La Residential - Single Family

TARRANT COURTE COLLEGE (225)

CROWLEY ISDA(92)ximate Size+++: 1,493

State Code: A Percent Complete: 100%

Year Built: 2023Land Sqft*: 5,500 Personal Property Academs: N/A263

Agent: None Pool: N

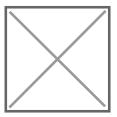
Protest

Deadline Date: 5/15/2025

+++ Rounded.

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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:

CONDE-JEYAKUMAR CONSOLACION JEYAKUMAR VALLINAYAGAM

Primary Owner Address:

3445 MONTEGO BAY LN FORT WORTH, TX 76123

Deed Date: 1/2/2024

Deed Volume:

Deed Page:

Instrument: D223112663

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CONDE-JEYAKUMAR CONSOLACION;JEYAKUMAR ELISE	1/1/2024	D223112663		
CONDE-JEYAKUMAR CONSOLACION;JEYAKUMAR ELISE;JEYAKUMAR VALLINAYAGAM	6/22/2023	D223112663		
IMPRESSION HOMES LLC	3/16/2023	D223047085		

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	\$127,867	\$53,336	\$181,203	\$181,203
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.