



**Address:** [3449 MONTEGO BAY LN](#)  
**City:** FORT WORTH  
**Georeference:** 33347-17-34  
**Subdivision:** RAINBOW RIDGE ADDITION  
**Neighborhood Code:** 4S003E

**Latitude:** 32.6074489218  
**Longitude:** -97.3684726208  
**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 34

**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)

**Site Number:** 800072911  
**Site Name:** RAINBOW RIDGE ADDITION Block 17 Lot 34  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,301  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,500  
**Land Acres<sup>\*</sup>:** 0.1263  
**Pool:** N

**State Code:** A

**Year Built:** 2023

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



## OWNER INFORMATION

**Current Owner:**

PARRIS CHERYL  
PARRIS CLINTON

**Deed Date:** 11/6/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223200849](#)

**Primary Owner Address:**

3449 MONTEGO BAY LN  
FORT WORTH, TX 76123

Previous Owners	Date	Instrument	Deed Volume	Deed Page
IMPRESSION HOMES LLC	7/21/2023	<a href="#">D223131025</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	\$265,218	\$80,000	\$345,218	\$345,218
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.

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

## 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.