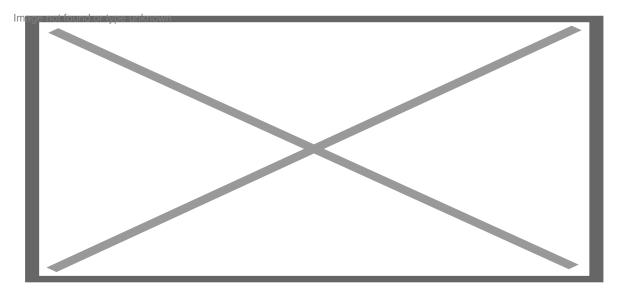


Tarrant Appraisal District Property Information | PDF Account Number: 42868708

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) Site Number: 800072911 **TARRANT COUNTY (220)** TARRANT REGIONAL WATER DISTRICT (223) Site Name: RAINBOW RIDGE ADDITION Block 17 Lot 34 Site Class: A1 - Residential - Single Family **TARRANT COUNTY HOSPITAL (224)** Parcels: 1 **TARRANT COUNTY COLLEGE (225)** CROWLEY ISD (912) Approximate Size+++: 2,301 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

+++ Rounded.

* 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

Primary Owner Address: 3449 MONTEGO BAY LN FORT WORTH, TX 76123 Deed Date: 11/6/2023 Deed Volume: Deed Page: Instrument: D223200849

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|----------------------|-----------|------------|-------------|-----------|
| IMPRESSION HOMES LLC | 7/21/2023 | D223131025 | | |

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 | \$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.