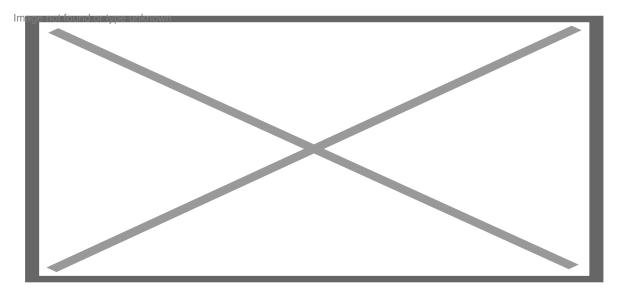


Tarrant Appraisal District Property Information | PDF Account Number: 42868767

Address: 3416 MONTEGO BAY LN

City: FORT WORTH Georeference: 33347-15-22 Subdivision: RAINBOW RIDGE ADDITION Neighborhood Code: 4S003E Latitude: 32.6078897961 Longitude: -97.3671400522 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 15 Lot 22 Jurisdictions: CITY OF FORT WORTH (026) Site Number: 800072918 **TARRANT COUNTY (220)** TARRANT REGIONAL WATER DISTRICT (223) Site Name: RAINBOW RIDGE ADDITION Block 15 Lot 22 Site Class: A1 - Residential - Single Family **TARRANT COUNTY HOSPITAL (224)** Parcels: 1 **TARRANT COUNTY COLLEGE (225)** CROWLEY ISD (912) Approximate Size+++: 1,727 State Code: A Percent Complete: 100% Year Built: 2023 Land Sqft*: 5,750 Personal Property Account: N/A Land Acres^{*}: 0.1320 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: CRUZ SAUL

Primary Owner Address: 3416 MONTEGO BAY LN FORT WORTH, TX 76123 Deed Date: 11/3/2023 Deed Volume: Deed Page: Instrument: D223200839

Previous Owners	Date	Instrument	Deed Volume	Deed Page
IMPRESSION HOMES LLC	6/15/2023	<u>D223108891</u>		

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	\$226,230	\$80,000	\$306,230	\$306,230
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

There are no exemptions for this property

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.