



Address: [3456 MONTEGO BAY LN](#)
City: FORT WORTH
Georeference: 33347-15-32
Subdivision: RAINBOW RIDGE ADDITION
Neighborhood Code: 4S003E

Latitude: 32.6078950959
Longitude: -97.3687615374
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 15 Lot 32

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: 800072931
Site Name: RAINBOW RIDGE ADDITION Block 15 Lot 32
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,856
Percent Complete: 100%
Land Sqft^{*}: 5,750
Land Acres^{*}: 0.1320
Pool: N

State Code: A

Year Built: 2023

Personal Property Account: N/A

Agent: None

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:

MEYER YAXUAN J
LATHAM JUSTIN

Deed Date: 10/6/2023

Deed Volume:

Deed Page:

Instrument: [D223181896](#)

Primary Owner Address:

3456 MONTEGO BAY LN
FORT WORTH, TX 76123

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|----------------------|-----------|----------------------------|-------------|-----------|
| IMPRESSION HOMES LLC | 6/21/2023 | D223108668 | | |

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 | \$243,080 | \$80,000 | \$323,080 | \$323,080 |
| 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.