



**Address:** [1113 MONTEGO RD](#)  
**City:** FORT WORTH  
**Georeference:** 34420-38-4  
**Subdivision:** RIDGMAR ADDITION  
**Neighborhood Code:** 4C130A

**Latitude:** 32.7489145215  
**Longitude:** -97.4279099544  
**TAD Map:** 2018-392  
**MAPSCO:** TAR-074B



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** RIDGMAR ADDITION Block 38  
Lot 4

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
FORT WORTH ISD (905)

**State Code:** A

**Year Built:** 1967

**Personal Property Account:** N/A

**Agent:** RESOLUTE PROPERTY TAX SOLUTION (00988)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 02443708

**Site Name:** RIDGMAR ADDITION-38-4

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,442

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 14,490

**Land Acres<sup>\*</sup>:** 0.3326

**Pool:** N

<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:**

LANNAN KARI

LANNAN AARON

**Primary Owner Address:**

1113 MONTEGO RD  
FORT WORTH, TX 76116

**Deed Date:** 8/12/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219180060](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MIFFLIN CYNTHIA;MIFFLIN STEVE W	6/12/2009	<a href="#">D209165335</a>	0000000	0000000
MILLER MILDRED P	12/9/2008	000000000000000	0000000	0000000
MILLER GENE E EST	12/31/1900	000000000000000	0000000	0000000

## 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	\$318,267	\$110,000	\$428,267	\$428,267
2024	\$318,267	\$110,000	\$428,267	\$428,267
2023	\$405,967	\$110,000	\$515,967	\$405,900
2022	\$259,000	\$110,000	\$369,000	\$369,000
2021	\$259,000	\$110,000	\$369,000	\$369,000
2020	\$237,940	\$110,000	\$347,940	\$347,940

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.