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Address: [3405 ST VINCENT RD](#)
City: FORT WORTH
Georeference: 33347-8-16
Subdivision: RAINBOW RIDGE ADDITION
Neighborhood Code: 4S003A

Latitude: 32.6082083176
Longitude: -97.3710151439
TAD Map: 2036-340
MAPSCO: TAR-103Z



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

PROPERTY DATA

Legal Description: RAINBOW RIDGE ADDITION
Block 8 Lot 16

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)

State Code: A

Year Built: 2005

Personal Property Account: N/A

Agent: RESOLUTE PROPERTY TAX SOLUTION (00988)

Protest Deadline Date: 5/24/2024

Site Number: 40604438

Site Name: RAINBOW RIDGE ADDITION-8-16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,435

Percent Complete: 100%

Land Sqft^{*}: 5,500

Land Acres^{*}: 0.1262

Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

PROGRESS RESIDENTIAL 2015-1 BORROWER LLC

Primary Owner Address:

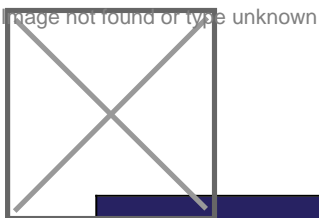
PO BOX 4090
SCOTTSDALE, AZ 85261

Deed Date: 2/3/2015

Deed Volume:

Deed Page:

Instrument: [D215024249](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
FREO TEXAS LLC	5/13/2014	D214109310	0000000	0000000
SECRETARY OF VETERANS AFFAIRS	3/24/2014	D214061441	0000000	0000000
BANK OF AMERICA NA	3/4/2014	D214050489	0000000	0000000
MILLER ERIC D;MILLER TRACY	3/9/2006	D206082601	0000000	0000000
CHOICE HOMES INC	11/22/2005	D205354952	0000000	0000000
SJ RAINBOW RIDGE DEV LP	1/1/2004	0000000000000000	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 ⁺
2025	\$143,890	\$50,000	\$193,890	\$193,890
2024	\$185,000	\$50,000	\$235,000	\$235,000
2023	\$193,000	\$50,000	\$243,000	\$243,000
2022	\$147,000	\$40,000	\$187,000	\$187,000
2021	\$105,581	\$40,000	\$145,581	\$145,581
2020	\$111,647	\$40,000	\$151,647	\$151,647

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.