



# Tarrant Appraisal District Property Information | PDF Account Number: 42162635

### Address: <u>3125 SANGRIA LN</u>

City: FORT WORTH Georeference: 34618-1-2 Subdivision: RIVERSIDE PLACE Neighborhood Code: 3K600Y

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

## PROPERTY DATA

Legal Description: RIVERSIDE PLACE Block 1 Lot 2 Jurisdictions: CITY OF FORT WORTH (026) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) NORTHWEST ISD (911) State Code: A Year Built: 2016 Personal Property Account: N/A Agent: None Notice Sent Date: 4/15/2025 Notice Value: \$407,884 Protest Deadline Date: 5/24/2024 Latitude: 32.9639006697 Longitude: -97.2951378259 TAD Map: 2060-468 MAPSCO: TAR-008W



Site Number: 800014840 Site Name: RIVERSIDE PLACE 1 2 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 2,040 Percent Complete: 100% Land Sqft<sup>\*</sup>: 5,500 Land Acres<sup>\*</sup>: 0.1263 Pool: N

#### +++ Rounded.

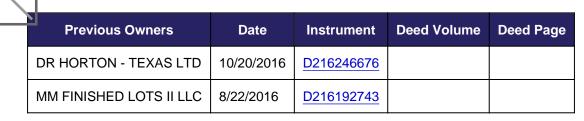
\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

### **OWNER INFORMATION**

Current Owner: BUNCH RYAN E BUNCH TAYLOR L

**Primary Owner Address:** 3125 SANGRIA LN FORT WORTH, TX 76177 Deed Date: 4/13/2017 Deed Volume: Deed Page: Instrument: D217083110

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### VALUES

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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	\$327,884	\$80,000	\$407,884	\$407,884
2024	\$327,884	\$80,000	\$407,884	\$402,255
2023	\$324,018	\$80,000	\$404,018	\$365,686
2022	\$302,854	\$60,000	\$362,854	\$332,442
2021	\$242,220	\$60,000	\$302,220	\$302,220
2020	\$242,831	\$60,000	\$302,831	\$302,831

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)
- DISABLED VET 100 PCT 11.131
- DISABLED VET 70 to 99 PCT 11.22

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.