



Address: [3125 SANGRIA LN](#)
City: FORT WORTH
Georeference: 34618-1-2
Subdivision: RIVERSIDE PLACE
Neighborhood Code: 3K600Y

Latitude: 32.9639006697
Longitude: -97.2951378259
TAD Map: 2060-468
MAPSCO: TAR-008W



Google Map or type unknown

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

Site Number: 800014840
Site Name: RIVERSIDE PLACE 1 2
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,040
Percent Complete: 100%
Land Sqft^{*}: 5,500
Land Acres^{*}: 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](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DR HORTON - TEXAS LTD	10/20/2016	D216246676		
MM FINISHED LOTS II LLC	8/22/2016	D216192743		

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	\$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.