



**Address:** [3145 SANGRIA LN](#)  
**City:** FORT WORTH  
**Georeference:** 34618-1-7  
**Subdivision:** RIVERSIDE PLACE  
**Neighborhood Code:** 3K600Y

**Latitude:** 32.964166678  
**Longitude:** -97.2943782667  
**TAD Map:** 2060-472  
**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 7

**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:** 2017

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 800014834

**Site Name:** RIVERSIDE PLACE 1 7

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,878

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,500

**Land Acres<sup>\*</sup>:** 0.1263

**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:**

SHAKER ERENY  
SHAKER NASSER

**Primary Owner Address:**

3145 SANGRIA  
FORT WORTH, TX 76177

**Deed Date:** 8/15/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222204319](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HODGES JEREMY	4/9/2018	<a href="#">D218077382</a>		
MEGATEL HOMES INC	5/3/2017	<a href="#">D217103045</a>		
MM FINISHED LOTS II LLC	8/22/2016	<a href="#">D216192743</a>		

## 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	\$285,000	\$80,000	\$365,000	\$365,000
2024	\$320,450	\$80,000	\$400,450	\$400,450
2023	\$316,735	\$80,000	\$396,735	\$396,735
2022	\$296,351	\$60,000	\$356,351	\$318,979
2021	\$229,981	\$60,000	\$289,981	\$289,981
2020	\$229,981	\$60,000	\$289,981	\$289,981

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.