



Address: [3153 SANGRIA LN](#)
City: FORT WORTH
Georeference: 34618-1-9
Subdivision: RIVERSIDE PLACE
Neighborhood Code: 3K600Y

Latitude: 32.9642698528
Longitude: -97.294076495
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 9 50% UNDIVIDED INTEREST
Jurisdictions: CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (228)
NORTHWEST ISD (911)
Site Number: 800014841
Site Name: RIVERSIDE PLACE Block 1 Lot 9 50% UNDIVIDED INTEREST
Site Class: A1 - Residential - Single Family
Parcels: 2
Approximate Size+++: 2,830
State Code: A
Percent Complete: 100%
Year Built: 2016
Land Sqft*: 5,500
Personal Property Account: N/A
Land Acres*: 0.1263
Agent: OOWNWELL INC (12140)
Pool: N
Notice Sent Date: 4/15/2025
Notice Value: \$239,902
Protest Deadline Date: 5/24/2024

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

OWNER INFORMATION

Current Owner: CANNON-ALLEN VIRGINA DALE
Primary Owner Address: 3153 SANGRIA LN
FORT WORTH, TX 76177
Deed Date: 1/1/2023
Deed Volume:
Deed Page:
Instrument: [D218171966](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CANNON-ALLEN VIRGINA DALE;KLIER RICHARD ALAN	8/1/2018	D218171966		
MEGATEL HOMES INC	8/31/2016	D216207614		
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	\$198,652	\$41,250	\$239,902	\$239,902
2024	\$183,000	\$40,000	\$223,000	\$223,000
2023	\$192,000	\$40,000	\$232,000	\$229,797
2022	\$357,813	\$60,000	\$417,813	\$417,813
2021	\$261,136	\$60,000	\$321,136	\$321,136
2020	\$261,136	\$60,000	\$321,136	\$321,136

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.