



Address: [3161 SANGRIA LN](#)
City: FORT WORTH
Georeference: 34618-1-11
Subdivision: RIVERSIDE PLACE
Neighborhood Code: 3K600Y

Latitude: 32.9643720125
Longitude: -97.2936790231
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 11

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

Notice Sent Date: 4/15/2025

Notice Value: \$477,314

Protest Deadline Date: 5/24/2024

Site Number: 800014842

Site Name: RIVERSIDE PLACE 1 11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,762

Percent Complete: 100%

Land Sqft^{*}: 10,454

Land Acres^{*}: 0.2400

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:

GRIPPIN FAMILY REVOCABLE TRUST

Primary Owner Address:

3161 SANGRIA LN
FORT WORTH, TX 76177

Deed Date: 12/30/2021

Deed Volume:

Deed Page:

Instrument: [D222010861](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GRIPPIN JAMIE;GRIPPIN SEAN	5/6/2019	D219097258		
BRASWELL JEFFERY W;BRASWELL JOSHLYN L	8/28/2017	D217201499		
MEGATEL HOMES INC	3/17/2017	D217065767		
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	\$385,000	\$80,000	\$465,000	\$465,000
2024	\$397,314	\$80,000	\$477,314	\$471,418
2023	\$392,664	\$80,000	\$472,664	\$428,562
2022	\$359,973	\$60,000	\$419,973	\$389,602
2021	\$294,184	\$60,000	\$354,184	\$354,184
2020	\$294,925	\$60,000	\$354,925	\$354,925

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.