



Address: [3152 SANGRIA LN](#)
City: FORT WORTH
Georeference: 34618-1-13
Subdivision: RIVERSIDE PLACE
Neighborhood Code: 3K600Y

Latitude: 32.9637680923
Longitude: -97.2939145248
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 13

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: \$563,759

Protest Deadline Date: 5/24/2024

Site Number: 800014845

Site Name: RIVERSIDE PLACE 1 13

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,296

Percent Complete: 100%

Land Sqft^{*}: 5,500

Land Acres^{*}: 0.1263

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

HARRIS TORRY
MURATET MELISSA

Primary Owner Address:

3152 SANGRIA LN
FORT WORTH, TX 76177

Deed Date: 9/20/2024

Deed Volume:

Deed Page:

Instrument: [D224169606](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RICHARD & CATHY SEVERS LIVING TRUST	6/12/2024	D224103417		
SEVERS CATHY;SEVERS RICHARD	2/21/2017	D217039258		
DR HORTON - TEXAS LTD	8/26/2016	D216197971		
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	\$483,759	\$80,000	\$563,759	\$563,759
2024	\$483,759	\$80,000	\$563,759	\$459,800
2023	\$459,932	\$80,000	\$539,932	\$418,000
2022	\$320,000	\$60,000	\$380,000	\$380,000
2021	\$320,000	\$60,000	\$380,000	\$380,000
2020	\$322,471	\$60,000	\$382,471	\$382,471

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

There are no exemptions for this property

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.