



**Address:** [3140 SANGRIA LN](#)  
**City:** FORT WORTH  
**Georeference:** 34618-1-16  
**Subdivision:** RIVERSIDE PLACE  
**Neighborhood Code:** 3K600Y

**Latitude:** 32.9636835142  
**Longitude:** -97.2944016603  
**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 16

**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

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

**Site Number:** 800014848  
**Site Name:** RIVERSIDE PLACE 1 16  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,010  
**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:**

MALEMPATI PRATYUSHA

**Primary Owner Address:**

2248 ENCHANTMENT LN  
ALLEN, TX 75013

**Deed Date:** 3/14/2022  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D222068083](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NICKOLS BRIAN	4/26/2017	<a href="#">D217096280</a>		
DR HORTON - TEXAS LTD	8/26/2016	<a href="#">D216197971</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	\$325,790	\$80,000	\$405,790	\$405,790
2024	\$325,790	\$80,000	\$405,790	\$405,790
2023	\$321,951	\$80,000	\$401,951	\$401,951
2022	\$300,929	\$60,000	\$360,929	\$330,330
2021	\$240,703	\$60,000	\$300,703	\$300,300
2020	\$213,000	\$60,000	\$273,000	\$273,000

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.