



**Address:** [3136 SANGRIA LN](#)  
**City:** FORT WORTH  
**Georeference:** 34618-1-17  
**Subdivision:** RIVERSIDE PLACE  
**Neighborhood Code:** 3K600Y

**Latitude:** 32.9636321677  
**Longitude:** -97.2945527871  
**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 17

**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:** 5/1/2025

**Notice Value:** \$374,009

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

**Site Number:** 800014849

**Site Name:** RIVERSIDE PLACE 1 17

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,736

**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:**

GRAY MARCIA ANN

**Primary Owner Address:**

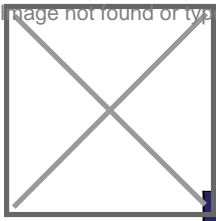
3136 SANGRIA LN  
FORT WORTH, TX 76177

**Deed Date:** 10/12/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218230588](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MEGATEL HOMES INC	5/3/2017	<a href="#">D217103036</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	\$294,009	\$80,000	\$374,009	\$374,009
2024	\$294,009	\$80,000	\$374,009	\$340,736
2023	\$290,578	\$80,000	\$370,578	\$309,760
2022	\$271,769	\$60,000	\$331,769	\$281,600
2021	\$196,000	\$60,000	\$256,000	\$256,000
2020	\$196,000	\$60,000	\$256,000	\$256,000

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

- 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.