



**Address:** [3124 SANGRIA LN](#)  
**City:** FORT WORTH  
**Georeference:** 34618-1-20  
**Subdivision:** RIVERSIDE PLACE  
**Neighborhood Code:** 3K600Y

**Latitude:** 32.9634591845  
**Longitude:** -97.2950069463  
**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 20

**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:** \$423,682

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

**Site Number:** 800014852

**Site Name:** RIVERSIDE PLACE 1 20

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,296

**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:**

RIOS CARMEN  
RIPPARD SUSAN

**Primary Owner Address:**

3124 SANGRIA LN  
FORT WORTH, TX 76177

**Deed Date:** 8/14/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217189091](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MEGATEL HOMES INC	9/20/2016	<a href="#">D216226541</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	\$343,682	\$80,000	\$423,682	\$423,682
2024	\$343,682	\$80,000	\$423,682	\$417,929
2023	\$339,636	\$80,000	\$419,636	\$379,935
2022	\$317,478	\$60,000	\$377,478	\$345,395
2021	\$253,995	\$60,000	\$313,995	\$313,995
2020	\$254,637	\$60,000	\$314,637	\$314,637

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.