

Tarrant Appraisal District

Property Information | PDF

Account Number: 42162830

Address: 3116 SANGRIA LN

City: FORT WORTH

**Georeference:** 34618-1-22

**Subdivision:** RIVERSIDE PLACE **Neighborhood Code:** 3K600Y

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This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

Legal Description: RIVERSIDE PLACE Block 1 Lot

22

**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: CHANDLER CROUCH (11730)
Protest Deadline Date: 5/24/2024

Site Number: 800014855

Latitude: 32.9633407916

**TAD Map:** 2060-468 **MAPSCO:** TAR-008W

Longitude: -97.2953023169

Site Name: RIVERSIDE PLACE 1 22

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,832
Percent Complete: 100%

Land Sqft\*: 5,500 Land Acres\*: 0.1263

Pool: N

+++ Rounded.

## **OWNER INFORMATION**

**Current Owner:** 

OBAYANJU OLUBUKOLA Y
ADEJUWON KAYODE M

Primary Owner Address:
3116 SANGRIA LN

Deed Date: 4/26/2017

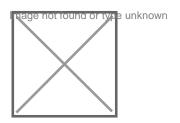
Deed Volume:
Deed Page:

FORT WORTH, TX 76177 Instrument: <u>D217092304</u>

| Previous Owners         | Date      | Instrument | Deed Volume | Deed Page |
|-------------------------|-----------|------------|-------------|-----------|
| DR HORTON - TEXAS LTD   | 8/26/2016 | D216197971 |             |           |
| MM FINISHED LOTS II LLC | 8/22/2016 | D216192743 |             |           |

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<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



**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 | \$347,962          | \$80,000    | \$427,962    | \$427,962        |
| 2024 | \$347,962          | \$80,000    | \$427,962    | \$427,962        |
| 2023 | \$393,902          | \$80,000    | \$473,902    | \$407,693        |
| 2022 | \$364,121          | \$60,000    | \$424,121    | \$370,630        |
| 2021 | \$276,936          | \$60,000    | \$336,936    | \$336,936        |
| 2020 | \$276,936          | \$60,000    | \$336,936    | \$336,936        |

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.