



**Address:** [3101 BELLA LAGO DR](#)  
**City:** FORT WORTH  
**Georeference:** 34618-1-26  
**Subdivision:** RIVERSIDE PLACE  
**Neighborhood Code:** 3K600Y

**Latitude:** 32.96288857  
**Longitude:** -97.2955958064  
**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 26

**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:** OOWNWELL INC (12140)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$418,557

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

**Site Number:** 800014858

**Site Name:** RIVERSIDE PLACE 1 26

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,190

**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:**

RIVERA JULIO J  
RUIZ DORILU

**Primary Owner Address:**

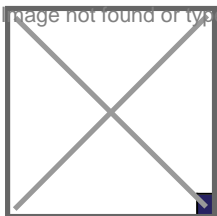
3101 BELLA LAGO DR  
FORT WORTH, TX 76177

**Deed Date:** 7/3/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224117306](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
ENGLE TRAVIS A	7/24/2017	<a href="#">D217171492</a>		
MEGATEL HOMES INC	12/30/2016	<a href="#">D217002270</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	\$338,557	\$80,000	\$418,557	\$418,557
2024	\$338,557	\$80,000	\$418,557	\$412,781
2023	\$334,566	\$80,000	\$414,566	\$375,255
2022	\$312,718	\$60,000	\$372,718	\$341,141
2021	\$250,128	\$60,000	\$310,128	\$310,128
2020	\$250,758	\$60,000	\$310,758	\$310,758

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.