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LOCATION

Tarrant Appraisal District Property Information | PDF Account Number: 42163160

### Address: 3028 BELLA LAGO DR

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City: FORT WORTH Georeference: 34618-1-55 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 55 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: OWNWELL INC (12140) Latitude: 32.9618012396 Longitude: -97.2970914743 TAD Map: 2060-468 MAPSCO: TAR-008W



Site Number: 800014886 Site Name: RIVERSIDE PLACE 1 55 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size\*\*\*: 1,954 Percent Complete: 100% Land Sqft\*: 5,500 Land Acres\*: 0.1263 Pool: N

#### +++ Rounded.

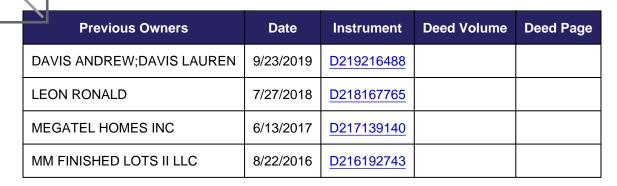
\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## **OWNER INFORMATION**

Protest Deadline Date: 5/24/2024

Current Owner: WEN XIAOYAN Primary Owner Address: 2712 MANOR WOOD TRL FORT WORTH, TX 76109

Deed Date: 6/16/2022 Deed Volume: Deed Page: Instrument: D222155050



# VALUES

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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	\$253,630	\$80,000	\$333,630	\$333,630
2024	\$323,130	\$80,000	\$403,130	\$403,130
2023	\$316,000	\$80,000	\$396,000	\$396,000
2022	\$299,914	\$60,000	\$359,914	\$306,900
2021	\$219,000	\$60,000	\$279,000	\$279,000
2020	\$219,000	\$60,000	\$279,000	\$279,000

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.