



**Address:** [3028 BELLA LAGO DR](#)  
**City:** FORT WORTH  
**Georeference:** 34618-1-55  
**Subdivision:** RIVERSIDE PLACE  
**Neighborhood Code:** 3K600Y

**Latitude:** 32.9618012396  
**Longitude:** -97.2970914743  
**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 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)

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

**Site Number:** 800014886

**Site Name:** RIVERSIDE PLACE 1 55

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,954

**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:**

WEN XIAOYAN

**Primary Owner Address:**

2712 MANOR WOOD TRL  
FORT WORTH, TX 76109

**Deed Date:** 6/16/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222155050](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DAVIS ANDREW;DAVIS LAUREN	9/23/2019	<a href="#">D219216488</a>		
LEON RONALD	7/27/2018	<a href="#">D218167765</a>		
MEGATEL HOMES INC	6/13/2017	<a href="#">D217139140</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	\$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.