



**Address:** [3000 SANGRIA LN](#)  
**City:** FORT WORTH  
**Georeference:** 34618-2-1  
**Subdivision:** RIVERSIDE PLACE  
**Neighborhood Code:** 3K600Y

**Latitude:** 32.9622506695  
**Longitude:** -97.2980563514  
**TAD Map:** 2060-468  
**MAPSCO:** TAR-007Z



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** RIVERSIDE PLACE Block 2 Lot 1

**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:** 2018

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 800014894

**Site Name:** RIVERSIDE PLACE 2 1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,360

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,583

**Land Acres<sup>\*</sup>:** 0.2200

**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:**

SMITH CRAIG  
SMITH AMANDA

**Primary Owner Address:**

3000 SANGRIA LN  
FORT WORTH, TX 76177

**Deed Date:** 7/13/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218155690](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MEGATEL HOMES, INC.	11/6/2017	<a href="#">D217261118</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	\$353,616	\$80,000	\$433,616	\$433,616
2024	\$353,616	\$80,000	\$433,616	\$433,616
2023	\$349,525	\$80,000	\$429,525	\$429,525
2022	\$327,075	\$60,000	\$387,075	\$387,075
2021	\$246,000	\$60,000	\$306,000	\$306,000
2020	\$246,000	\$60,000	\$306,000	\$306,000

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.