



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⁺⁺⁺: 2,360
Percent Complete: 100%
Land Sqft^{*}: 9,583
Land Acres^{*}: 0.2200
Pool: N

+++ Rounded.

* 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 | D217261118 | | |
| MM FINISHED LOTS II LLC | 8/22/2016 | D216192743 | | |



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 | \$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.