

Tarrant Appraisal District

Property Information | PDF

Account Number: 42163399

Address: 3044 SANGRIA LN

City: FORT WORTH

Georeference: 34618-2-12

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 2 Lot

12

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: OCONNOR & ASSOCIATES (00436)

Protest Deadline Date: 5/24/2024

Site Number: 800014910

Latitude: 32.962914799

TAD Map: 2060-468 **MAPSCO:** TAR-008W

Longitude: -97.2963629233

Site Name: RIVERSIDE PLACE 2 12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,018
Percent Complete: 100%

Land Sqft*: 5,500 Land Acres*: 0.1263

Pool: N

+++ Rounded.

OWNER INFORMATION

Current Owner:

AGRAWAL SHIVANI

Primary Owner Address:

Deed Date: 5/9/2018

Deed Volume:

Deed Page:

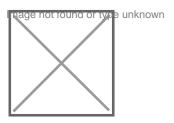
3044 SANGRIA LN

FORT WORTH, TX 76177 Instrument: D218102772

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MEGATEL HOMES INC	5/9/2017	D217111587		
MM FINISHED LOTS II LLC	8/22/2016	D216192743		

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



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	\$247,746	\$80,000	\$327,746	\$327,746
2024	\$261,402	\$80,000	\$341,402	\$341,402
2023	\$323,000	\$80,000	\$403,000	\$326,700
2022	\$289,909	\$60,000	\$349,909	\$297,000
2021	\$210,000	\$60,000	\$270,000	\$270,000
2020	\$210,000	\$60,000	\$270,000	\$270,000

Pending indicates that the property record has not yet been completed for the indicated tax year.

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.

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.