



**Address:** [3044 SANGRIA LN](#)  
**City:** FORT WORTH  
**Georeference:** 34618-2-12  
**Subdivision:** RIVERSIDE PLACE  
**Neighborhood Code:** 3K600Y

**Latitude:** 32.962914799  
**Longitude:** -97.2963629233  
**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 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  
**Site Name:** RIVERSIDE PLACE 2 12  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,018  
**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:**  
AGRAWAL SHIVANI  
**Primary Owner Address:**  
3044 SANGRIA LN  
FORT WORTH, TX 76177

**Deed Date:** 5/9/2018  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D218102772](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MEGATEL HOMES INC	5/9/2017	<a href="#">D217111587</a>		
MM FINISHED LOTS II LLC	8/22/2016	<a href="#">D216192743</a>		



## 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 <sup>+</sup>
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.

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

## EXEMPTIONS / SPECIAL APPRAISAL

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- 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.