



**Address:** [3045 BELLA LAGO DR](#)  
**City:** FORT WORTH  
**Georeference:** 34618-2-20  
**Subdivision:** RIVERSIDE PLACE  
**Neighborhood Code:** 3K600Y

**Latitude:** 32.9624651025  
**Longitude:** -97.2966484912  
**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 20

**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:** CHANDLER CROUCH (11730)

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

**Site Number:** 800014918  
**Site Name:** RIVERSIDE PLACE 2 20  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,884  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,500  
**Land Acres<sup>\*</sup>:** 0.1263  
**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:**

BRETT ANN  
BRETT LAURENCE

**Primary Owner Address:**

3045 BELLA LAGO DR  
FORT WORTH, TX 76177

**Deed Date:** 9/6/2018  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D218200650](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MEGATEL HOMES INC	11/13/2017	<a href="#">D217265717</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	\$275,176	\$80,000	\$355,176	\$355,176
2024	\$275,176	\$80,000	\$355,176	\$355,176
2023	\$314,438	\$80,000	\$394,438	\$357,297
2022	\$293,958	\$60,000	\$353,958	\$324,815
2021	\$235,286	\$60,000	\$295,286	\$295,286
2020	\$235,878	\$60,000	\$295,878	\$295,878

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.