

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 42163470

Address: 3045 BELLA LAGO DR

City: FORT WORTH

**Georeference:** 34618-2-20

**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

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

Latitude: 32.9624651025

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

Longitude: -97.2966484912

Site Name: RIVERSIDE PLACE 2 20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,884
Percent Complete: 100%

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

Pool: N

+++ Rounded.

## **OWNER INFORMATION**

**Current Owner:** 

BRETT ANN

BRETT LAURENCE

Primary Owner Address:

Deed Date: 9/6/2018

Deed Volume:

Deed Page:

3045 BELLA LAGO DR

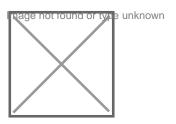
FORT WORTH, TX 76177

**Instrument: D218200650** 

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MEGATEL HOMES INC	11/13/2017	D217265717		
MM FINISHED LOTS II LLC	8/22/2016	D216192743		

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<sup>\*</sup> 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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
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.

## **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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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.