



Address: [3108 MONTEGO BAY LN](#)
City: FORT WORTH
Georeference: 33347-14-27
Subdivision: RAINBOW RIDGE ADDITION
Neighborhood Code: 4S003D

Latitude: 32.6096341303
Longitude: -97.364594227
TAD Map: 2036-340
MAPSCO: TAR-104S



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: RAINBOW RIDGE ADDITION
Block 14 Lot 27

Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CROWLEY ISD (912)

State Code: A
Year Built: 2020
Personal Property Account: N/A
Agent: OWNWELL INC (12140)
Protest Deadline Date: 5/24/2024

Site Number: 800044138
Site Name: RAINBOW RIDGE ADDITION 14 27
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,675
Percent Complete: 100%
Land Sqft^{*}: 5,706
Land Acres^{*}: 0.1310
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:
NGUYEN LISA
NGUYEN THIEN
Primary Owner Address:
4725 TEAROSE TRL
FORT WORTH, TX 76123

Deed Date: 1/24/2022
Deed Volume:
Deed Page:
Instrument: [D222023072](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TRAN NGA	10/19/2020	D220271817		
IMPRESSION HOMES LLC	7/14/2020	D220174503		



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	\$181,964	\$60,000	\$241,964	\$241,964
2024	\$211,000	\$60,000	\$271,000	\$271,000
2023	\$230,000	\$60,000	\$290,000	\$290,000
2022	\$233,000	\$50,000	\$283,000	\$230,562
2021	\$159,602	\$50,000	\$209,602	\$209,602
2020	\$0	\$35,000	\$35,000	\$35,000

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.