



Address: [3113 MONTEGO BAY LN](#)
City: FORT WORTH
Georeference: 33347-17-16
Subdivision: RAINBOW RIDGE ADDITION
Neighborhood Code: 4S003D

Latitude: 32.6091836991
Longitude: -97.3647599064
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 17 Lot 16

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: None

Notice Sent Date: 5/1/2025

Notice Value: \$334,890

Protest Deadline Date: 5/24/2024

Site Number: 800044180
Site Name: RAINBOW RIDGE ADDITION 17 16
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,012
Percent Complete: 100%
Land Sqft^{*}: 5,600
Land Acres^{*}: 0.1286
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:

RIDDICK GRACIE A
RIDDICK BOBBY

Primary Owner Address:

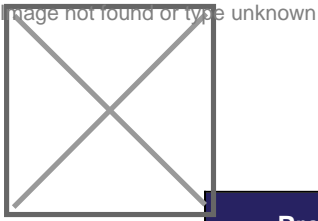
3113 MONTEGO BAY LN
FORT WORTH, TX 76123

Deed Date: 11/13/2020

Deed Volume:

Deed Page:

Instrument: [D220302530](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
IMPRESSION HOMES LLC	7/24/2020	D220179588		

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	\$274,890	\$60,000	\$334,890	\$334,890
2024	\$274,890	\$60,000	\$334,890	\$316,774
2023	\$296,276	\$60,000	\$356,276	\$287,976
2022	\$275,122	\$50,000	\$325,122	\$261,796
2021	\$187,996	\$50,000	\$237,996	\$237,996
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

- 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.