



**Address:** [3405 MONTEGO BAY LN](#)  
**City:** FORT WORTH  
**Georeference:** 33347-17-23  
**Subdivision:** RAINBOW RIDGE ADDITION  
**Neighborhood Code:** 4S003E

**Latitude:** 32.6074428135  
**Longitude:** -97.3666891102  
**TAD Map:** 2036-340  
**MAPSCO:** TAR-104W



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 23

**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:** 2023  
**Personal Property Account:** N/A  
**Agent:** OWNWELL INC (12140)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 800072908  
**Site Name:** RAINBOW RIDGE ADDITION Block 17 Lot 23  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,891  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,445  
**Land Acres<sup>\*</sup>:** 0.1250  
**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:**  
KELLY SHAKERRA LYNCHHELLE  
PALFREY DAVID  
**Primary Owner Address:**  
3405 MONTEGO BAY LN  
FORT WORTH, TX 76123

**Deed Date:** 12/8/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223219729](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
IMPRESSION HOMES LLC	8/23/2023	<a href="#">D223156325</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	\$244,761	\$80,000	\$324,761	\$324,761
2024	\$244,761	\$80,000	\$324,761	\$324,761
2023	\$0	\$56,000	\$56,000	\$56,000
0	\$0	\$0	\$0	\$0

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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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.