



Address: [3445 MONTEGO BAY LN](#)
City: FORT WORTH
Georeference: 33347-17-33
Subdivision: RAINBOW RIDGE ADDITION
Neighborhood Code: 4S003E

Latitude: 32.6074481591
Longitude: -97.368310426
TAD Map: 2036-340
MAPSCO: TAR-103Z



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 33 66.67% UNDIVIDED INTEREST
Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CROWLEY ISLAND (225)
Site Number: 800072909
Site Name: RAINBOW RIDGE ADDITION Block 17 Lot 33 66.67% UNDIVIDED INTEREST
Site Class: A1 - Residential - Single Family
Parcels: 2
Approximate Size+++: 1,493
State Code: A **Percent Complete:** 100%
Year Built: 2023 **Land Sqft*:** 5,500
Personal Property Acres: N/A **Acres:** 0.1263
Agent: None **Pool:** N
Protest
Deadline Date:
5/24/2024

+++ Rounded.
* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
CONDE-JEYAKUMAR CONSOLACION
JEYAKUMAR VALLINAYAGAM
Primary Owner Address:
3445 MONTEGO BAY LN
FORT WORTH, TX 76123
Deed Date: 1/2/2024
Deed Volume:
Deed Page:
Instrument: [D223112663](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CONDE-JEYAKUMAR CONSOLACION;JEYAKUMAR ELISE	1/1/2024	D223112663		
CONDE-JEYAKUMAR CONSOLACION;JEYAKUMAR ELISE;JEYAKUMAR VALLINAYAGAM	6/22/2023	D223112663		
IMPRESSION HOMES LLC	3/16/2023	D223047085		

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	\$120,660	\$53,836	\$174,496	\$174,496
2024	\$127,867	\$53,336	\$181,203	\$181,203
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

- 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.