



## LOCATION

**Address:** [3201 MONTEGO BAY LN](#)  
**City:** FORT WORTH  
**Georeference:** 33347-17-10  
**Subdivision:** RAINBOW RIDGE ADDITION  
**Neighborhood Code:** 4S003D

**Latitude:** 32.609132731  
**Longitude:** -97.3657971542  
**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 10

**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

**Protest Deadline Date:** 5/15/2025

**Site Number:** 800044178  
**Site Name:** RAINBOW RIDGE ADDITION 17 10  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,608  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,884  
**Land Acres<sup>\*</sup>:** 0.1810  
**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:**

CAPPS TERA M

**Primary Owner Address:**

3201 MONTEGO BAY LN  
FORT WORTH, TX 76123

**Deed Date:** 4/29/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220098070](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
IMPRESSION HOMES LLC	1/8/2020	<a href="#">D220007750</a>		

## 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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$219,338	\$60,000	\$279,338	\$267,227
2023	\$236,224	\$60,000	\$296,224	\$242,934
2022	\$219,532	\$50,000	\$269,532	\$220,849
2021	\$150,772	\$50,000	\$200,772	\$200,772
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

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- HOMESTEAD GENERAL 11.13(b)
- DISABLED VET 70 to 99 PCT 11.22

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.