

LOCATION

Address: [3425 MONTEGO BAY LN](#)
City: FORT WORTH
Georeference: 33347-17-28
Subdivision: RAINBOW RIDGE ADDITION
Neighborhood Code: 4S003E

Latitude: 32.6074458613
Longitude: -97.3675001394
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 28

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)

Site Number: 800072906
Site Name: RAINBOW RIDGE ADDITION Block 17 Lot 28
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,604
Percent Complete: 100%
Land Sqft^{*}: 5,500
Land Acres^{*}: 0.1263
Pool: N

State Code: A
Year Built: 2023
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/15/2025

+++ Rounded.

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

OWNER INFORMATION

Current Owner:

GARCIA YANIN
 FEREZ ERIKA

Primary Owner Address:

3425 MONTEGO BAY LN
 FORT WORTH, TX 76123

Deed Date: 11/16/2023

Deed Volume:

Deed Page:

Instrument: [D223207114](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|----------------------|-----------|----------------------------|-------------|-----------|
| IMPRESSION HOMES LLC | 7/28/2023 | D223136987 | | |

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 | \$0 | \$0 | \$0 | \$0 |
| 2024 | \$201,114 | \$80,000 | \$281,114 | \$281,114 |
| 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.