



Address: [716 N RIVERSIDE DR](#)
City: FORT WORTH
Georeference: 620--2R
Subdivision: ANDERSON, E N HEIRS SUB
Neighborhood Code: Food Service General

Latitude: 32.7740898403
Longitude: -97.3013661098
TAD Map: 2060-400
MAPSCO: TAR-063R



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: ANDERSON, E N HEIRS SUB
Lot 2R LOT 2R

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

Site Number: 80010067

Site Name: LISAS FRIED CHICKEN

Site Class: FSFastFood - Food Service-Fast Food Restaurant

Parcels: 1

Primary Building Name: LISAS CHICKEN / 00038571

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 2,400

Net Leasable Area⁺⁺⁺: 2,400

Percent Complete: 100%

State Code: F1

Year Built: 1979

Personal Property Account: [11341130](#)

Agent: SIMMONS PROPERTY TAX SERVICE (00601)

Notice Sent Date: 4/15/2025

Notice Value: \$311,282

Protest Deadline Date: 5/31/2024

Land Sqft^{*}: 18,000

Land Acres^{*}: 0.4132

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:

NGUYEN TOM V

Primary Owner Address:

2307 DANBURY DR
COLLEYVILLE, TX 76034-5426

Deed Date: 1/20/2003

Deed Volume: 0016332

Deed Page: 0000496

Instrument: 00163320000496



Previous Owners	Date	Instrument	Deed Volume	Deed Page
TRAN MARIA	3/2/2000	00142380000074	0014238	0000074
TRAN MARIA;TRAN YVONNE DO	11/17/1999	00141050000386	0014105	0000386
TRAN MARIA	10/1/1999	00140480000144	0014048	0000144
SOUTHLAND CORP #22662;SOUTHLAND CORP 17752	12/31/1900	00000000000000	0000000	0000000

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	\$230,282	\$81,000	\$311,282	\$311,282
2024	\$183,000	\$81,000	\$264,000	\$264,000
2023	\$171,000	\$81,000	\$252,000	\$252,000
2022	\$174,346	\$36,000	\$210,346	\$210,346
2021	\$159,412	\$36,000	\$195,412	\$195,412
2020	\$157,800	\$36,000	\$193,800	\$193,800

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

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.