



**Address:** [2713 NW 16TH ST](#)  
**City:** FORT WORTH  
**Georeference:** 2300-90-7  
**Subdivision:** BELMONT PARK ADDITION  
**Neighborhood Code:** 2M100F

**Latitude:** 32.790186018  
**Longitude:** -97.3877508493  
**TAD Map:** 2030-408  
**MAPSCO:** TAR-061F



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** BELMONT PARK ADDITION  
Block 90 Lot 7

**Jurisdictions:**  
CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CASTLEBERRY ISD (917)

**State Code:** A  
**Year Built:** 1937  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$97,000  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 00183938  
**Site Name:** BELMONT PARK ADDITION-90-7  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,270  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,000  
**Land Acres<sup>\*</sup>:** 0.1606  
**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:**  
RIOJAS MANUEL H  
RIOJAS EDITH  
**Primary Owner Address:**  
2713 NW 16TH ST  
FORT WORTH, TX 76106-5004

**Deed Date:** 10/19/2010  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D209302689](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RIOJAS EDITH;RIOJAS MANUEL H	11/11/2009	<a href="#">D209302689</a>	0000000	0000000
MOORE SHAWN M	12/26/2002	00162420000311	0016242	0000311
SMITH THOMAS L;SMITH VIVIAN	12/31/1900	00019900000403	0001990	0000403

## 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	\$48,000	\$49,000	\$97,000	\$59,655
2024	\$48,000	\$49,000	\$97,000	\$54,232
2023	\$62,000	\$35,000	\$97,000	\$49,302
2022	\$132,226	\$13,000	\$145,226	\$44,820
2021	\$118,119	\$13,000	\$131,119	\$40,745
2020	\$88,877	\$13,000	\$101,877	\$37,041

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.