



**Address:** [2904 RIO VISTA RD](#)  
**City:** FORT WORTH  
**Georeference:** 8400-3-6  
**Subdivision:** CORONADO HILLS ADDITION  
**Neighborhood Code:** 4W001D

**Latitude:** 32.7324193741  
**Longitude:** -97.4498919665  
**TAD Map:** 2012-384  
**MAPSCO:** TAR-073M



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** CORONADO HILLS ADDITION  
Block 3 Lot 6

**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)

**State Code:** A

**Year Built:** 1968

**Personal Property Account:** N/A

**Agent:** OCONNOR & ASSOCIATES (00436)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 00629324

**Site Name:** CORONADO HILLS ADDITION-3-6

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size**+++ : 1,124

**Percent Complete:** 100%

**Land Sqft**\* : 6,660

**Land Acres**\* : 0.1528

**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:**

MIAN RENTAL PROPERTIES VIII LLC

**Primary Owner Address:**

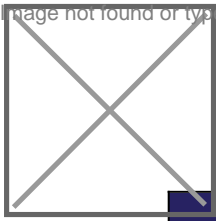
2622 LINKSIDE DR  
GRAPEVINE, TX 76051

**Deed Date:** 1/21/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222024088](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MIAN RAZA	11/30/2013	<a href="#">D214241621</a>		
MILLER EDWARD F	6/4/2001	00149330000276	0014933	0000276
GODFREY RAYMOND D III	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 <sup>+</sup>
2025	\$73,253	\$25,000	\$98,253	\$98,253
2024	\$80,512	\$25,000	\$105,512	\$105,512
2023	\$67,000	\$25,000	\$92,000	\$92,000
2022	\$70,000	\$25,000	\$95,000	\$95,000
2021	\$71,914	\$25,000	\$96,914	\$96,914
2020	\$83,143	\$24,857	\$108,000	\$108,000

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

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.