



Address: [2804 FOREST PARK BLVD](#)
City: FORT WORTH
Georeference: 14810-16-2
Subdivision: FRISCO HEIGHTS ADDITION
Neighborhood Code: M4T03A

Latitude: 32.7109437228
Longitude: -97.3524271276
TAD Map: 2042-376
MAPSCO: TAR-076T



Google Map or type unknown

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

PROPERTY DATA

Legal Description: FRISCO HEIGHTS ADDITION
Block 16 Lot 2

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: B

Year Built: 1940

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$300,043

Protest Deadline Date: 5/24/2024

Site Number: 01023780

Site Name: FRISCO HEIGHTS ADDITION-16-2

Site Class: B - Residential - Multifamily

Parcels: 1

Approximate Size⁺⁺⁺: 2,176

Percent Complete: 100%

Land Sqft^{*}: 6,250

Land Acres^{*}: 0.1434

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:

BENTON-MULLER MELINDA JANE
MULLER MICHAEL R

Primary Owner Address:

2804 FOREST PARK BLVD
FORT WORTH, TX 76110

Deed Date: 7/23/2021

Deed Volume:

Deed Page:

Instrument: [D221212828](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GRANT BOBETTE WITHERS;GRANT JOHN A III	4/1/2021	2021-PR01169-1		
WITHERS BOBBIE	5/6/2009	2009-PR01173-1		
WITHERS BOBBIE;WITHERS F E JR	7/24/1984	00079000000561	0007900	0000561
W B WAYNOCK	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	\$175,043	\$125,000	\$300,043	\$300,043
2024	\$175,043	\$125,000	\$300,043	\$277,575
2023	\$150,092	\$168,750	\$318,842	\$252,341
2022	\$119,401	\$110,000	\$229,401	\$229,401
2021	\$100,702	\$110,000	\$210,702	\$210,702
2020	\$86,182	\$110,000	\$196,182	\$196,182

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.