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Address: [1029 N RIVERSIDE DR](#)
City: FORT WORTH
Georeference: 15040-2-8-30
Subdivision: GARDEN ADDITION TO RIVERSIDE
Neighborhood Code: RET-Northeast Fort Worth General

Latitude: 32.7784410838
Longitude: -97.3018844307
TAD Map: 2060-404
MAPSCO: TAR-063R



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

PROPERTY DATA

Legal Description: GARDEN ADDITION TO
RIVERSIDE Block 2 Lot 8 & 9 LESS E10'

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: F1

Year Built: 1940

Personal Property Account: [11354674](#)

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$77,896

Protest Deadline Date: 5/31/2024

Site Number: 80085555

Site Name: J & RS GROCERY

Site Class: RETSpecMkt - Retail-Specialty Market

Parcels: 1

Primary Building Name: J & R GROCERY / 01030655

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 1,112

Net Leasable Area⁺⁺⁺: 2,435

Percent Complete: 100%

Land Sqft^{*}: 6,375

Land Acres^{*}: 0.1463

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:

PATTHANA MANOLA

Primary Owner Address:

1412 CHASE OAKS DR
KELLER, TX 76248-7207

Deed Date: 4/2/1998

Deed Volume: 0013159

Deed Page: 0000335

Instrument: 00131590000335

Previous Owners	Date	Instrument	Deed Volume	Deed Page
THORNHILL JAMES	3/9/1983	00074630001974	0007463	0001974
IBRAHIM MAHMOOD S	12/31/1900	000000000000000	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	\$66,740	\$11,156	\$77,896	\$77,896
2024	\$65,047	\$11,156	\$76,203	\$76,203
2023	\$64,397	\$11,156	\$75,553	\$75,553
2022	\$54,104	\$11,156	\$65,260	\$65,260
2021	\$48,058	\$11,156	\$59,214	\$59,214
2020	\$48,058	\$11,156	\$59,214	\$59,214

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.