



**Address:** [509 N RIVERSIDE DR](#)  
**City:** FORT WORTH  
**Georeference:** 27160-3-3-10  
**Subdivision:** MC ADAMS ADDITION  
**Neighborhood Code:** 3H050I

**Latitude:** 32.7711420903  
**Longitude:** -97.3020026771  
**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:** MC ADAMS ADDITION Block 3  
Lot 3 3 LESS E 10' BLK 3

**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:** 1927

**Personal Property Account:** N/A

**Agent:** SOUTHLAND PROPERTY TAX CONSULTANTS INC (00344) N

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

**Site Number:** 01834177

**Site Name:** MC ADAMS ADDITION-3-3-10

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,259

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,750

**Land Acres<sup>\*</sup>:** 0.1320

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

AZABACHE ROCINANTE LLC

**Primary Owner Address:**

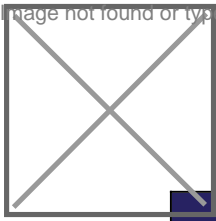
3960 HUNTER PEAK RD  
ROANOKE, TX 76262

**Deed Date:** 6/8/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222147203](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CLEMONDS HELEN JANE	10/5/1999	000000000000000	0000000	0000000
HART HELEN CLEMONDS	7/24/1999	000000000000000	0000000	0000000
CLEMONDS CLEO S EST	8/18/1989	00096810001213	0009681	0001213
MARTINS MARGARET M	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 <sup>+</sup>
2025	\$146,250	\$28,750	\$175,000	\$175,000
2024	\$164,021	\$28,750	\$192,771	\$192,771
2023	\$164,021	\$28,750	\$192,771	\$192,771
2022	\$146,871	\$20,125	\$166,996	\$108,937
2021	\$154,548	\$10,000	\$164,548	\$99,034
2020	\$136,564	\$10,000	\$146,564	\$90,031

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.