



Address: [1217 N RIVERSIDE DR](#)
City: FORT WORTH
Georeference: 27160-5-4
Subdivision: MC ADAMS ADDITION
Neighborhood Code: Community Facility General

Latitude: 32.7705246151
Longitude: -97.3032479199
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 5
Lot 4

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: 1968
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 80867515
Site Name: CHILD CARE ASSOC
Site Class: ExCommOther - Exempt-Commercial Other
Parcels: 2
Primary Building Name: 3000 E BELKNAP ST / 01834460
Primary Building Type: Commercial
Gross Building Area⁺⁺⁺: 0
Net Leasable Area⁺⁺⁺: 0
Percent Complete: 100%
Land Sqft^{*}: 10,200
Land Acres^{*}: 0.2341
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:
CHILD CARE ASSOCIATES
Primary Owner Address:
3000 E BELKNAP ST
FORT WORTH, TX 76111-4142

Deed Date: 6/17/2002
Deed Volume: 0015764
Deed Page: 0000096
Instrument: 00157640000096

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RIVERSIDE STATE BANK	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	\$44,449	\$129,378	\$173,827	\$48,586
2024	\$20,088	\$20,400	\$40,488	\$40,488
2023	\$20,088	\$20,400	\$40,488	\$40,488
2022	\$20,088	\$20,400	\$40,488	\$40,488
2021	\$12,555	\$20,400	\$32,955	\$32,955
2020	\$12,555	\$20,400	\$32,955	\$32,955

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

- CHARITABLE

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.