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Tarrant Appraisal District  
Property Information | PDF  
**Account Number: 02880512**

**Address:** [2858 SOUTHPARK LN](#)  
**City:** FORT WORTH  
**Georeference:** 39555-17-12  
**Subdivision:** SOUTH RIDGE ADDITION  
**Neighborhood Code:** 4S350E

**Latitude:** 32.6443429708  
**Longitude:** -97.3637706598  
**TAD Map:** 2042-352  
**MAPSCO:** TAR-104A



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

## PROPERTY DATA

**Legal Description:** SOUTH RIDGE ADDITION Block  
17 Lot 12

**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:** 1980

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 02880512

**Site Name:** SOUTH RIDGE ADDITION-17-12

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,528

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,710

**Land Acres<sup>\*</sup>:** 0.1540

**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:**

FREDERICK JOSPEH WILLIAM  
FREDERICK SANDI LYN

**Primary Owner Address:**

2858 SOUTHPARK LN  
FORT WORTH, TX 76133

**Deed Date:** 9/28/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221282827](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CARTUS FINANCIAL CORPORATION	8/14/2021	<a href="#">D221282826</a>		
MCGOWAN CALVIN;MCGOWAN ROSALYN JACKSON	8/14/2021	<a href="#">D221250493</a>		
JACKSON ROSALYN	5/29/2001	00149540000285	0014954	0000285
GUYOT MARTHA MARIE	9/4/1998	000000000000000	0000000	0000000
GUYOT ALVIN C;GUYOT MARTHA	2/24/1985	00081670000134	0008167	0000134
DAVID A & SHERRIE STOHL	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	\$209,356	\$30,000	\$239,356	\$239,356
2024	\$209,356	\$30,000	\$239,356	\$239,356
2023	\$211,145	\$30,000	\$241,145	\$218,461
2022	\$168,601	\$30,000	\$198,601	\$198,601
2021	\$134,000	\$30,000	\$164,000	\$145,268
2020	\$131,660	\$30,000	\$161,660	\$132,062

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.