



Address: [113 ATHENIA DR](#)
City: FORT WORTH
Georeference: 40900--1
Subdivision: SUNSET RIDGE ADDITION
Neighborhood Code: M2N01C

Latitude: 32.7594650871
Longitude: -97.3977673067
TAD Map: 2030-396
MAPSCO: TAR-061W



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SUNSET RIDGE ADDITION Lot 1

Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CASTLEBERRY ISD (917)

State Code: B
Year Built: 2017
Personal Property Account: N/A
Agent: RYAN LLC (00320)
Protest Deadline Date: 5/24/2024

Site Number: 03049906
Site Name: SUNSET RIDGE ADDITION-1
Site Class: B - Residential - Multifamily
Parcels: 1
Approximate Size⁺⁺⁺: 2,990
Percent Complete: 100%
Land Sqft^{*}: 8,498
Land Acres^{*}: 0.1950
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:
MERCANTILE RIVER DISTRICT LP
Primary Owner Address:
1331 S KILLIAN DR SUITE A
WEST PALM BEACH, FL 33403

Deed Date: 7/26/2021
Deed Volume:
Deed Page:
Instrument: [D221216178](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ELAN RIVER DISTRICT LP	3/30/2016	D216065156		
FORT GROWTH PARTNERS LP	4/30/2015	D215091806		
MUNOZ YOLANDA L	2/16/2007	D207073356	0000000	0000000
SCHEEL RON;SCHEEL SANDRA	1/28/1999	00136570000518	0013657	0000518
HOLDER VIDA FAYE HUGHEY	12/8/1998	00136570000517	0013657	0000517
R & R PROPERTIES	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	\$390,338	\$189,980	\$580,318	\$580,318
2024	\$390,338	\$189,980	\$580,318	\$580,318
2023	\$385,707	\$121,996	\$507,703	\$507,703
2022	\$462,603	\$100,000	\$562,603	\$562,603
2021	\$459,646	\$100,000	\$559,646	\$559,646
2020	\$495,412	\$100,000	\$595,412	\$595,412

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.