



Address: [225 ATHENIA DR](#)
City: FORT WORTH
Georeference: 40900--14
Subdivision: SUNSET RIDGE ADDITION
Neighborhood Code: 2C040D

Latitude: 32.757684818
Longitude: -97.3977875207
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 14

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: A

Year Built: 1947

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$240,171

Protest Deadline Date: 5/24/2024

Site Number: 03050041

Site Name: SUNSET RIDGE ADDITION-14

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++ : 1,184

Percent Complete: 100%

Land Sqft* : 7,448

Land Acres* : 0.1709

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:

RIVAS JUAN F

Primary Owner Address:

225 ATHENIA DR
FORT WORTH, TX 76114-4303

Deed Date: 9/18/2003

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D203357024](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SEC OF HUD	3/28/2003	00165620000029	0016562	0000029
WELLS FARGO HOME MORTGAGE INC	2/4/2003	00163890000012	0016389	0000012
GARCIA DANIEL	1/22/2002	00154200000283	0015420	0000283
STANDON JAMES R	7/27/2001	00150480000211	0015048	0000211
CAMP GUS V EST	2/23/1998	00000000000000	0000000	0000000
MCCREIGHT IMA	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	\$60,691	\$179,480	\$240,171	\$113,864
2024	\$60,691	\$179,480	\$240,171	\$103,513
2023	\$69,498	\$119,896	\$189,394	\$94,103
2022	\$102,706	\$100,000	\$202,706	\$85,548
2021	\$61,552	\$100,000	\$161,552	\$77,771
2020	\$57,088	\$100,000	\$157,088	\$70,701

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.