



**Address:** [233 ATHENIA DR](#)  
**City:** FORT WORTH  
**Georeference:** 40900--16  
**Subdivision:** SUNSET RIDGE ADDITION  
**Neighborhood Code:** 2C040D

**Latitude:** 32.7573885628  
**Longitude:** -97.3977908213  
**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 16

**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:** PEYCO SOUTHWEST REALTY INC (00506)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$251,786

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

**Site Number:** 03050076

**Site Name:** SUNSET RIDGE ADDITION-16

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,706

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,811

**Land Acres<sup>\*</sup>:** 0.1563

**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:**

ALAVI INVESTMENTS LLC

**Primary Owner Address:**

3959 E LANCASTER AVE  
FORT WORTH, TX 76103

**Deed Date:** 6/6/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224100949](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SME HOMES LLC	6/5/2024	<a href="#">D224100854</a>		
GRIFFAY CODA	8/1/2020	<a href="#">D220221725</a>		
RAMSAY CODA GRIFFAY;RAMSAY THOMAS	6/18/2007	<a href="#">D207220048</a>	0000000	0000000
CASTILLO DEBORAH A	10/20/2000	00145830000496	0014583	0000496
SECRETARY OF HOUSING & URBAN	7/17/2000	00144380000502	0014438	0000502
COUNTRYWIDE HOME LOANS INC	6/6/2000	00143810000117	0014381	0000117
OAKLEY MONTY C	9/10/1999	00140070000474	0014007	0000474
BATTEN JOHN;BATTEN MELINDA	4/8/1986	00085100001391	0008510	0001391
SONIA WHITING	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 <sup>+</sup>
2025	\$1,000	\$164,000	\$165,000	\$165,000
2024	\$81,511	\$170,275	\$251,786	\$250,951
2023	\$93,339	\$115,787	\$209,126	\$209,126
2022	\$137,939	\$100,000	\$237,939	\$237,939
2021	\$66,100	\$100,000	\$166,100	\$166,100
2020	\$66,100	\$100,000	\$166,100	\$166,100

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.