



**Address:** [1026 SPRINGER AVE](#)  
**City:** FORT WORTH  
**Georeference:** 42110--21-31  
**Subdivision:** TIDWELL SUBDIVISION-RIVER OAKS  
**Neighborhood Code:** 2C010C

**Latitude:** 32.7762979549  
**Longitude:** -97.3865667731  
**TAD Map:** 2030-400  
**MAPSCO:** TAR-061Q



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** TIDWELL SUBDIVISION-RIVER  
OAKS Lot N5'21-22-S 3'23

**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)

**Site Number:** 03131343

**Site Name:** TIDWELL SUBDIVISION-RIVER OAKS-21-31

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,630

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,050

**Land Acres<sup>\*</sup>:** 0.2536

**Pool:** N

**State Code:** A

**Year Built:** 1965

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$183,281

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

<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:**

RUTZEN ARTHUR J  
RUTZEN JUANITA

**Primary Owner Address:**

1026 SPRINGER AVE  
FORT WORTH, TX 76114-2749

**Deed Date:** 10/15/2003

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D203399699](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RUTZEN ARTHUR;RUTZEN DOROTHY P	5/24/1996	00124000001796	0012400	0001796
SULLIVAN CONNIE;SULLIVAN JOHN W	8/14/1984	00079200001398	0007920	0001398
WILLIAMS RONALD W	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	\$112,900	\$62,100	\$175,000	\$175,000
2024	\$121,181	\$62,100	\$183,281	\$162,699
2023	\$123,619	\$62,100	\$185,719	\$147,908
2022	\$96,980	\$40,996	\$137,976	\$134,462
2021	\$110,018	\$20,000	\$130,018	\$122,238
2020	\$133,853	\$20,000	\$153,853	\$111,125

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)
- DISABLED VET 70 to 99 PCT 11.22
- DISABLED VET 10 to 29 PCT 11.22

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.