



**Address:** [1428 S RIVERSIDE DR](#)  
**City:** FORT WORTH  
**Georeference:** A1659-13B  
**Subdivision:** WALLER, BENJAMIN E SURVEY  
**Neighborhood Code:** WH-Airport Freeway/Birdville General

**Latitude:** 32.7525381955  
**Longitude:** -97.3040255857  
**TAD Map:** 2060-392  
**MAPSCO:** TAR-077D



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WALLER, BENJAMIN E  
SURVEY Abstract 1659 Tract 13B ABST 1659 TRS  
13B & 14A1

**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:** F1

**Year Built:** 1964

**Personal Property Account:** N/A

**Agent:** BENTON COOK (00150)

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$411,642

**Protest Deadline Date:** 5/31/2024

**Site Number:** 80393098

**Site Name:** 1428 S RIVERSIDE DR

**Site Class:** WHStorage - Warehouse-Storage

**Parcels:** 1

**Primary Building Name:** WAREHOUSE / 04609344

**Primary Building Type:** Commercial

**Gross Building Area<sup>+++</sup>:** 6,534

**Net Leasable Area<sup>+++</sup>:** 6,534

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 43,560

**Land Acres<sup>\*</sup>:** 1.0000

**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:**

RIVERSIDE SOUTH LLC

**Primary Owner Address:**

3500 LENOX DR  
FORT WORTH, TX 76107

**Deed Date:** 1/8/2025

**Deed Volume:**

**Deed Page:**

**Instrument:** [D225004155](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
1428 S RIVERSIDE LLC	5/26/2021	<a href="#">D221150971</a>		
SMALL JACQUELYN;SMALL JESSIE	5/22/2007	<a href="#">D207190452</a>	0000000	0000000
DJEMAL TAIEB BEN	4/1/1999	<a href="#">D203421889</a>	0000000	0000000
TEXAS LAND & INV CO INC	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	\$346,302	\$65,340	\$411,642	\$329,314
2024	\$209,088	\$65,340	\$274,428	\$274,428
2023	\$224,187	\$65,340	\$289,527	\$289,527
2022	\$224,187	\$65,340	\$289,527	\$289,527
2021	\$198,453	\$65,340	\$263,793	\$263,793
2020	\$198,453	\$65,340	\$263,793	\$263,793

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.