



**Address:** [402 PARKDALE AVE](#)  
**City:** FORT WORTH  
**Georeference:** 21480-D-4  
**Subdivision:** JAMES, WILLIAM ADDITION  
**Neighborhood Code:** 1H040L

**Latitude:** 32.7399905862  
**Longitude:** -97.2883562803  
**TAD Map:** 2060-388  
**MAPSCO:** TAR-078J



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** JAMES, WILLIAM ADDITION  
Block D Lot 4

**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:** A

**Year Built:** 1914

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 04677951

**Site Name:** JAMES, WILLIAM ADDITION-D-4

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,088

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,750

**Land Acres<sup>\*</sup>:** 0.1549

**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:**

DEL RIO BENJAMIN

**Primary Owner Address:**

2605 BERKSHIRE LN  
GRAND PRAIRIE, TX 75052

**Deed Date:** 6/21/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219138260](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
UNIVERSAL OUTSOURCING LLC	6/20/2019	<a href="#">D219138050</a>		
ALEXANDER EDWARD D M	5/11/2007	<a href="#">D207164986</a>	0000000	0000000
MYROW MELODY	4/28/1989	<a href="#">D207164985</a>	0000000	0000000
JACQUE ELSIE G EST	12/31/1900	0000000000000000	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	\$109,750	\$20,250	\$130,000	\$130,000
2024	\$109,750	\$20,250	\$130,000	\$130,000
2023	\$119,139	\$20,250	\$139,389	\$139,389
2022	\$108,712	\$5,000	\$113,712	\$113,712
2021	\$65,148	\$5,000	\$70,148	\$70,148
2020	\$60,050	\$5,000	\$65,050	\$65,050

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.