



Address: [6904 SOUTHWEST BLVD](#)
City: FORT WORTH
Georeference: 34545-1-1B1
Subdivision: RIVER PARK ADDITION-FT WORTH
Neighborhood Code: APT-Ridgmar

Latitude: 32.7007495048
Longitude: -97.4277511745
TAD Map: 2018-376
MAPSCO: TAR-088B



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RIVER PARK ADDITION-FT
WORTH Block 1 Lot 1B1

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)

Site Number: 80749380

Site Name: AVANA RIVER PARK

Site Class: APTIndMtr - Apartment-Individual Meter

Parcels: 2

Primary Building Name: AVANA RIVER PARK APTS / 07245777

Primary Building Type: Multi-Family

Gross Building Area⁺⁺⁺: 0

Net Leasable Area⁺⁺⁺: 0

Percent Complete: 100%

Land Sqft^{*}: 1,625

Land Acres^{*}: 0.0373

Pool: Y

State Code: BC

Year Built: 1998

Personal Property Account: N/A

Agent: RYAN LLC (00320)

Notice Sent Date: 4/15/2025

Notice Value: \$8,125

Protest Deadline Date: 5/31/2024

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

GEP X RIVER PARK LLC

Primary Owner Address:

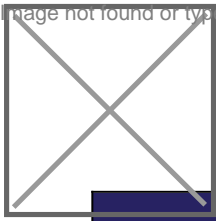
465 MEETING ST STE 500
CHARLESTON, SC 29403

Deed Date: 8/27/2021

Deed Volume:

Deed Page:

Instrument: [D221249673](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
RS APARTMENTS LLC	2/10/2016	D216027386		
VR RIVERSTONE LP	8/21/2006	D206262700	0000000	0000000
RIVERSTONE REAL EST LTD PRTNSH	1/3/2002	00153810000203	0015381	0000203
RIVERSTONE APARTMENTS LP	1/16/1998	00130460000561	0013046	0000561
RIVER PARK HOMEOWNERS ASSO	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	\$0	\$8,125	\$8,125	\$8,125
2024	\$0	\$8,125	\$8,125	\$8,125
2023	\$0	\$8,125	\$8,125	\$8,125
2022	\$0	\$8,125	\$8,125	\$8,125
2021	\$0	\$8,125	\$8,125	\$8,125
2020	\$0	\$8,125	\$8,125	\$8,125

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

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.