



Address: [3475 RIVER PARK DR](#)
City: FORT WORTH
Georeference: 34545-2-1
Subdivision: RIVER PARK ADDITION-FT WORTH
Neighborhood Code: APT-Ridgmar

Latitude: 32.6981698519
Longitude: -97.4246780156
TAD Map: 2018-372
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 2 Lot 1

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: C1C

Year Built: 0

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$806,904

Protest Deadline Date: 5/31/2024

Site Number: 80728138
Site Name: 80728138
Site Class: LandVacantComm - Vacant Land -Commercial
Parcels: 1
Primary Building Name:
Primary Building Type:
Gross Building Area⁺⁺⁺: 0
Net Leasable Area⁺⁺⁺: 0
Percent Complete: 0%
Land Sqft^{*}: 268,968
Land Acres^{*}: 6.1746
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:
JA/RIVER PARK LTD
Primary Owner Address:
1017 S FM 5
ALEDO, TX 76008-4558

Deed Date: 8/1/2005
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D205224625](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RIVER PARK JV	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 ⁺
2025	\$0	\$806,904	\$806,904	\$806,904
2024	\$0	\$806,904	\$806,904	\$806,904
2023	\$0	\$806,904	\$806,904	\$806,904
2022	\$0	\$806,904	\$806,904	\$806,904
2021	\$0	\$806,904	\$806,904	\$806,904
2020	\$0	\$806,904	\$806,904	\$806,904

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.