



Address: [3301 RIVER PARK DR](#)
City: FORT WORTH
Georeference: 34545-2-1A
Subdivision: RIVER PARK ADDITION-FT WORTH
Neighborhood Code: APT-Ridgmar

Latitude: 32.6990931658
Longitude: -97.4207695796
TAD Map: 2024-372
MAPSCO: TAR-088C



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

PROPERTY DATA

Legal Description: RIVER PARK ADDITION-FT WORTH Block 2 Lot 1A

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: BC
Year Built: 1984
Personal Property Account: [13680072](#)
Agent: CANTRELL MCCULLOCH INC (00754)
Notice Sent Date: 4/15/2025
Notice Value: \$39,645,256
Protest Deadline Date: 5/31/2024

Site Number: 80438733
Site Name: CHATEAU ON THE RIVER
Site Class: APTIndMtr - Apartment-Individual Meter
Parcels: 1
Primary Building Name: CHATEAU ON THE RIVER / 04952693
Primary Building Type: Multi-Family
Gross Building Area⁺⁺⁺: 189,598
Net Leasable Area⁺⁺⁺: 189,048
Percent Complete: 100%
Land Sqft^{*}: 388,119
Land Acres^{*}: 8.9100
Pool: Y

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

OWNER INFORMATION

Current Owner:
PASKIN - 3301 RIVER PARK LLCC
Primary Owner Address:
228 SANTA BARBARA ST
SANTA BARBARA, CA 93101

Deed Date: 8/13/2021
Deed Volume:
Deed Page:
Instrument: [D221234436](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FRONTLINE VC LP	12/10/2018	D218270326		
VIEUX COULEE INVESTMENTS LLC	5/29/2014	D214111580	0000000	0000000
ACH METRO RIVER PARK LP	5/3/2012	D212106943	0000000	0000000
KC CHURCHILL APARTMENTS LLC	3/11/2010	D210054710	0000000	0000000
CHURCHILL PARK LTD	11/20/1992	00108590001392	0010859	0001392
NORMAN DAVID G	12/31/1988	00087970000369	0008797	0000369
FIRST TEXAS SAVINGS ASSN	6/8/1986	00085710002334	0008571	0002334
CHURCHILL CROSSING APT LTD	6/7/1986	00085710002327	0008571	0002327
CHURCHILL PARK APT LTD	6/6/1986	00085710002323	0008571	0002323
DUKE INC	1/1/1901	00000000000000	0000000	0000000
CHURCHILL DEV INC	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	\$38,189,806	\$1,455,450	\$39,645,256	\$39,645,256
2024	\$28,544,550	\$1,455,450	\$30,000,000	\$30,000,000
2023	\$28,544,550	\$1,455,450	\$30,000,000	\$30,000,000
2022	\$24,744,550	\$1,455,450	\$26,200,000	\$26,200,000
2021	\$22,249,550	\$1,455,450	\$23,705,000	\$23,705,000
2020	\$21,511,580	\$1,358,420	\$22,870,000	\$22,870,000

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

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Tarrant Appraisal District Property Information | PDF

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.