



**Address:** [2450 RIVERBEND WEST DR](#)  
**City:** FORT WORTH  
**Georeference:** A1165-2A  
**Subdivision:** NORRIS, WILLIAM SURVEY  
**Neighborhood Code:** Utility General

**Latitude:** 32.7933581743  
**Longitude:** -97.2260837224  
**TAD Map:** 2084-408  
**MAPSCO:** TAR-065H



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** NORRIS, WILLIAM SURVEY  
Abstract 1165 Tract 2A

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
BIRDVILLE ISD (902)

**State Code:** J3

**Year Built:** 0

**Personal Property Account:** N/A

**Agent:** K E ANDREWS & COMPANY (00175)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$269,290

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

**Site Number:** 80880593

**Site Name:** ONCOR FUTURE USE LAND: TRINITY SW STA

**Site Class:** UtilityElec - Utility-Electric

**Parcels:** 1

**Primary Building Name:**

**Primary Building Type:**

**Gross Building Area**+++ : 0

**Net Leasable Area**+++ : 0

**Percent Complete:** 0%

**Land Sqft**\* : 316,812

**Land Acres**\* : 7.2730

**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:**

ONCOR ELECTRIC DELIVERY CO LLC

**Primary Owner Address:**

PO BOX 139100  
DALLAS, TX 75313

**Deed Date:** 1/17/2002

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** 000000000000000

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TXU ELECTRIC DELIVERY CO	12/14/2001	00153420000166	0015342	0000166
TXU ELECTRIC DELIVERY CO	5/9/2000	00144030000441	0014403	0000441
TEXAS UTILITIES ELECTRIC CO	12/31/1900	00076980001159	0007698	0001159

## 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	\$0	\$269,290	\$269,290	\$269,290
2024	\$0	\$269,290	\$269,290	\$269,290
2023	\$0	\$269,290	\$269,290	\$269,290
2022	\$0	\$269,290	\$269,290	\$269,290
2021	\$0	\$316,812	\$316,812	\$316,812
2020	\$0	\$316,812	\$316,812	\$316,812

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.