



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 ⁺ |
|------|--------------------|-------------|--------------|------------------------------|
| 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.