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Address: [5004 RIVER BLUFF DR](#)
City: FORT WORTH
Georeference: 2157-9-10
Subdivision: BELLAIRE PARK NORTH
Neighborhood Code: 4R020H

Latitude: 32.6749465865
Longitude: -97.4269449711
TAD Map: 2018-364
MAPSCO: TAR-088P



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

PROPERTY DATA

Legal Description: BELLAIRE PARK NORTH Block
9 Lot 10

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: A

Year Built: 1993

Personal Property Account: N/A

Agent: QUATRO TAX LLC (11627)

Notice Sent Date: 4/15/2025

Notice Value: \$791,198

Protest Deadline Date: 5/24/2024

Site Number: 05802180

Site Name: BELLAIRE PARK NORTH-9-10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,712

Percent Complete: 100%

Land Sqft^{*}: 11,017

Land Acres^{*}: 0.2529

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:

BOSWELL CARYN ELISE

Primary Owner Address:

5004 RIVER BLUFF DR
FORT WORTH, TX 76132-3710

Deed Date: 3/9/2004

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D204079616](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-------------------------------|------------|----------------|-------------|-----------|
| KEEN LEX D SR;KEEN TRACIE A | 8/4/1997 | 00128860000189 | 0012886 | 0000189 |
| BROWN BONNIE R;BROWN HAROLD D | 7/29/1993 | 00111740001751 | 0011174 | 0001751 |
| PERRY HOMES | 12/30/1991 | 00104850001171 | 0010485 | 0001171 |
| TEXAS AMERICAN BANK FT WORTH | 6/10/1988 | 00093190000463 | 0009319 | 0000463 |
| CUTLER HAYDN TR | 1/1/1985 | 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 | \$681,198 | \$110,000 | \$791,198 | \$717,409 |
| 2024 | \$681,198 | \$110,000 | \$791,198 | \$652,190 |
| 2023 | \$646,700 | \$110,000 | \$756,700 | \$592,900 |
| 2022 | \$527,000 | \$90,000 | \$617,000 | \$539,000 |
| 2021 | \$400,000 | \$90,000 | \$490,000 | \$490,000 |
| 2020 | \$400,000 | \$90,000 | \$490,000 | \$490,000 |

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

- HOMESTEAD GENERAL 11.13(b)

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.