



Address: [5016 RIVER BLUFF DR](#)
City: FORT WORTH
Georeference: 2157-9-13
Subdivision: BELLAIRE PARK NORTH
Neighborhood Code: 4R020H

Latitude: 32.6742023003
Longitude: -97.4269377197
TAD Map: 2018-364
MAPSCO: TAR-088P



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BELLAIRE PARK NORTH Block
9 Lot 13

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: OWNWELL INC (12140)

Protest Deadline Date: 5/24/2024

Site Number: 05802210

Site Name: BELLAIRE PARK NORTH-9-13

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,843

Percent Complete: 100%

Land Sqft^{*}: 10,872

Land Acres^{*}: 0.2495

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:

HUFFMAN JEFF A

Primary Owner Address:

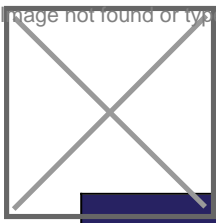
5016 RIVER BLUFF DR
FORT WORTH, TX 76132-3710

Deed Date: 8/18/2010

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D210205679](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
WILSON DAVID B;WILSON SHARON	2/23/2005	D205062225	0000000	0000000
HIGGINS CATHY;HIGGINS GREGORY W	6/6/2000	00144290000460	0014429	0000460
DENNIS CLARK S;DENNIS VICKIE L	8/31/1993	00112240001828	0011224	0001828
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	\$393,470	\$110,000	\$503,470	\$503,470
2024	\$393,470	\$110,000	\$503,470	\$503,470
2023	\$455,000	\$110,000	\$565,000	\$488,979
2022	\$356,569	\$90,000	\$446,569	\$444,526
2021	\$297,057	\$90,000	\$387,057	\$387,057
2020	\$297,057	\$90,000	\$387,057	\$387,057

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.