



**Address:** [101 N RAYNER ST](#)  
**City:** FORT WORTH  
**Georeference:** 18210--3R  
**Subdivision:** HIGHTOWER, F A SUBDIVISION  
**Neighborhood Code:** Community Facility General

**Latitude:** 32.7651372246  
**Longitude:** -97.3104538197  
**TAD Map:** 2054-396  
**MAPSCO:** TAR-063U



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** HIGHTOWER, F A  
SUBDIVISION Lot 3R

**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:** F1

**Year Built:** 1996

**Personal Property Account:** [11664983](#)

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 80537596  
**Site Name:** CHILDCARE STUDIO AT RIVERSIDE  
**Site Class:** ExCommOther - Exempt-Commercial Other  
**Parcels:** 4  
**Primary Building Name:** EXEMPT DAYCARE / 06111483  
**Primary Building Type:** Commercial  
**Gross Building Area<sup>+++</sup>:** 9,184  
**Net Leasable Area<sup>+++</sup>:** 9,184  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 21,925  
**Land Acres<sup>\*</sup>:** 0.5033  
**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:**  
CHILD CARE ASSOCIATES  
**Primary Owner Address:**  
3000 E BELKNAP ST  
FORT WORTH, TX 76111-4142

**Deed Date:** 11/29/2000  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** 000000000000000

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DAY CARE ASSOC FW & TARR CO	12/30/1991	00104870001453	0010487	0001453
OVERTON PARK BANK NA	7/4/1989	00096490001732	0009649	0001732
BRITTAIN JAMES L	1/1/1986	000000000000000	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 <sup>+</sup>
2025	\$1,011,693	\$351,724	\$1,363,417	\$953,618
2024	\$611,060	\$183,622	\$794,682	\$794,682
2023	\$641,588	\$183,622	\$825,210	\$825,210
2022	\$533,213	\$183,622	\$716,835	\$716,835
2021	\$466,381	\$183,622	\$650,003	\$650,003
2020	\$499,160	\$109,625	\$608,785	\$608,785

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

- CHARITABLE

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.