



Address: [2345 RIVERBEND WEST DR](#)
City: FORT WORTH
Georeference: 34493-3-1
Subdivision: RIVERBEND WEST BUSINESS PARK
Neighborhood Code: WH-Newell and Newell

Latitude: 32.7917126333
Longitude: -97.2281675471
TAD Map: 2078-408
MAPSCO: TAR-065H



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RIVERBEND WEST BUSINESS PARK Block 3 Lot 1 2 & 3

Jurisdictions:

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

State Code: F1

Year Built: 1993

Personal Property Account: N/A

Agent: RYAN LLC (00320)

Notice Sent Date: 5/1/2025

Notice Value: \$11,500,300

Protest Deadline Date: 5/31/2024

Site Number: 80551068

Site Name: ATCO

Site Class: WHDist - Warehouse-Distribution

Parcels: 1

Primary Building Name: ATCO / 06225543

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 153,374

Net Leasable Area⁺⁺⁺: 153,374

Percent Complete: 100%

Land Sqft^{*}: 248,400

Land Acres^{*}: 5.7024

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:

ATCO RUBBER PRODUCTS INC

Primary Owner Address:

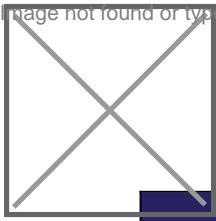
7101 ATCO DR
FORT WORTH, TX 76118-7098

Deed Date: 7/9/2014

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D214147455](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
LRB HOLDINGS INC	9/29/1998	00134460000396	0013446	0000396
ATCO RUBBER PRODUCTS INC	2/1/1993	00109800000702	0010980	0000702
BALTES COMPANY	6/29/1989	00096320001247	0009632	0001247
RIVERBEND	1/1/1987	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	\$10,804,780	\$695,520	\$11,500,300	\$11,500,300
2024	\$7,429,480	\$695,520	\$8,125,000	\$8,125,000
2023	\$6,973,180	\$695,520	\$7,668,700	\$7,668,700
2022	\$6,666,432	\$695,520	\$7,361,952	\$7,361,952
2021	\$6,703,200	\$496,800	\$7,200,000	\$7,200,000
2020	\$6,703,200	\$496,800	\$7,200,000	\$7,200,000

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

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.