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**Address:** [2101 HANDLEY EDERVILLE RD](#)  
**City:** FORT WORTH  
**Georeference:** 34493-10-1  
**Subdivision:** RIVERBEND WEST BUSINESS PARK  
**Neighborhood Code:** RET-Hurst/Richland Hills General

**Latitude:** 32.7892340447  
**Longitude:** -97.221805269  
**TAD Map:** 2084-408  
**MAPSCO:** TAR-066E



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

**PROPERTY DATA**

**Legal Description:** RIVERBEND WEST BUSINESS PARK Block 10 Lot 1  
**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)  
**Site Number:** 80780806  
**Site Name:** RIVERBEND PLAZA /DAYCARE  
**Site Class:** RETNBHD - Retail-Neighborhood Shopping Center  
**Parcels:** 1  
**Primary Building Name:** RIVER BEND CAFE / JUNIORS JUNCTION / 06228510  
**State Code:** F1  
**Year Built:** 2015  
**Primary Building Type:** Commercial  
**Gross Building Area+++:** 11,245  
**Personal Property Account:** Multi  
**Net Leasable Area+++:** 11,245  
**Agent:** SOUTHLAND PROPERTY TAX CONSULTANTS INC (00344)  
**Percent Complete:** 100%  
**Notice Sent Date:** 4/15/2025  
**Land Sqft\*:** 48,475  
**Land Acres\*:** 1.1128  
**Notice Value:** \$1,668,758  
**Pool:** N  
**Protest Deadline Date:** 5/31/2024

+++ Rounded.

\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

**OWNER INFORMATION**

**Current Owner:**  
PHASE I INVESTMENTS INC  
**Primary Owner Address:**  
7251 STONEWAY DR N  
FORT WORTH, TX 76118  
**Deed Date:** 6/22/2007  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D207223161](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LRB HOLDINGS INC	9/15/1997	00129140000141	0012914	0000141
VEREND INC	11/20/1989	00097650001805	0009765	0001805
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 <sup>+</sup>
2025	\$1,362,625	\$242,375	\$1,605,000	\$1,605,000
2024	\$1,272,625	\$242,375	\$1,515,000	\$1,515,000
2023	\$1,196,985	\$242,375	\$1,439,360	\$1,439,360
2022	\$1,161,001	\$242,375	\$1,403,376	\$1,403,376
2021	\$1,117,625	\$242,375	\$1,360,000	\$1,360,000
2020	\$1,117,625	\$242,375	\$1,360,000	\$1,360,000

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.