



Address: [421 FOREST RIVER CT](#)
City: FORT WORTH
Georeference: 34492H-1-29
Subdivision: RIVER BEND ESTATES
Neighborhood Code: 1H010A

Latitude: 32.7791656739
Longitude: -97.2306695887
TAD Map: 2078-404
MAPSCO: TAR-065M



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RIVER BEND ESTATES Block 1
Lot 29

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: 2005

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$779,673

Protest Deadline Date: 5/24/2024

Site Number: 06380476

Site Name: RIVER BEND ESTATES-1-29

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,139

Percent Complete: 100%

Land Sqft^{*}: 24,332

Land Acres^{*}: 0.5585

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:

CARLSON JOHN

CARLSON PATRICIA

Primary Owner Address:

PO BOX 185100

FORT WORTH, TX 76181-0100

Deed Date: 2/3/2006

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D206044729](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HODGES/MOORE CONSTRUCTION INC	1/31/2005	D205041780	0000000	0000000
FORT WORTH-RIVERBEND EST LC	2/9/1994	00114530001068	0011453	0001068
KIMBALL MYRON E JR	5/5/1993	00112280001463	0011228	0001463
RIVERBEND	1/1/1989	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	\$665,341	\$114,332	\$779,673	\$764,404
2024	\$665,341	\$114,332	\$779,673	\$694,913
2023	\$620,664	\$114,332	\$734,996	\$631,739
2022	\$486,808	\$87,500	\$574,308	\$574,308
2021	\$440,810	\$87,500	\$528,310	\$528,310
2020	\$442,874	\$87,500	\$530,374	\$530,374

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.