



Address: [521 PARADISE ST](#)
City: FORT WORTH
Georeference: 34570-58-9C
Subdivision: RIVERSIDE ADDITION-FT WORTH
Neighborhood Code: 3H050N

Latitude: 32.7604256218
Longitude: -97.3072194108
TAD Map: 2054-396
MAPSCO: TAR-063Y



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RIVERSIDE ADDITION-FT WORTH Block 58 Lot 9C 10C 11C & 12C

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: C1

Year Built: 0

Personal Property Account: N/A

Agent: DAVID COOK HARRIS COOK LLP (11759)

Protest Deadline Date: 5/24/2024

Site Number: 06499384
Site Name: RIVERSIDE ADDITION-FT WORTH-58-9C-20
Site Class: C1 - Residential - Vacant Land
Parcels: 1
Approximate Size+++ : 0
Percent Complete: 0%
Land Sqft* : 10,000
Land Acres* : 0.2295
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:
TRINITY PHOENIX LLC
Primary Owner Address:
309 BROAD ST
MANSFIELD, TX 76063

Deed Date: 12/22/2023
Deed Volume:
Deed Page:
Instrument: [D223230107](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FOURTH & SYLVANIA INC	4/15/2016	D216079139		
PORTER CHAD	8/2/2013	D213212470	0000000	0000000
INTEGRITY TEXAS CONSTRUCTION	6/13/2011	D211140416	0000000	0000000
FORT WORTH CITY OF	2/8/2008	D208061467	0000000	0000000
WRIGHT GWENDOLYN ETAL	9/5/1995	00120910000267	0012091	0000267
WRIGHT ALENE	1/9/1991	00000000000000	0000000	0000000
WRIGHT ALENE;WRIGHT HOMER	1/1/1991	00016210000037	0001621	0000037

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	\$0	\$50,000	\$50,000	\$50,000
2024	\$0	\$50,000	\$50,000	\$50,000
2023	\$0	\$50,000	\$50,000	\$50,000
2022	\$0	\$35,000	\$35,000	\$35,000
2021	\$0	\$14,000	\$14,000	\$14,000
2020	\$0	\$14,000	\$14,000	\$14,000

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.