



Address: [313 RIVERCREST DR](#)
City: FORT WORTH
Georeference: 34565-61-33R1
Subdivision: RIVERCREST ADDITION
Neighborhood Code: 4C110B

Latitude: 32.7566750844
Longitude: -97.3783009341
TAD Map: 2036-396
MAPSCO: TAR-061Y



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RIVERCREST ADDITION Block
61 Lot 33R1

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: 1985

Personal Property Account: N/A

Agent: TARRANT PROPERTY TAX SERVICE (00065)

Notice Sent Date: 4/15/2025

Notice Value: \$2,850,000

Protest Deadline Date: 5/24/2024

Site Number: 06666418
Site Name: RIVERCREST ADDITION-61-33R1
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 6,332
Percent Complete: 100%
Land Sqft^{*}: 48,430
Land Acres^{*}: 1.1117
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:
MONCRIEF TOM O
Primary Owner Address:
420 THROCKMORTON ST STE 550
FORT WORTH, TX 76102

Deed Date: 5/12/2003
Deed Volume: 0016728
Deed Page: 0000195
Instrument: 00167280000195

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MONCRIEF TOM O 1967 TRUST	1/1/1994	0000000000000000	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	\$816,071	\$1,774,838	\$2,590,909	\$2,590,909
2024	\$1,075,162	\$1,774,838	\$2,850,000	\$2,759,748
2023	\$1,181,605	\$2,074,838	\$3,256,443	\$2,508,862
2022	\$1,007,715	\$1,273,069	\$2,280,784	\$2,280,784
2021	\$1,007,715	\$1,273,069	\$2,280,784	\$2,280,784
2020	\$1,026,931	\$1,273,069	\$2,300,000	\$2,283,302

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.