



**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<sup>+++</sup>:** 6,332  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 48,430  
**Land Acres<sup>\*</sup>:** 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 <sup>+</sup>
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.