



Address: [3451 RIVER PARK DR](#)
City: FORT WORTH
Georeference: 34545-2-1R-70
Subdivision: RIVER PARK ADDITION-FT WORTH
Neighborhood Code: APT-Ridgmar

Latitude: 32.6989357445
Longitude: -97.4233135297
TAD Map: 2018-372
MAPSCO: TAR-088B



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RIVER PARK ADDITION-FT WORTH Block 2 Lot 1R PER PLAT A-2308

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)

Site Number: 80693172
Site Name: RIVER PARK PLACE APTS
Site Class: APTIndMtr - Apartment-Individual Meter

Parcels: 1
Primary Building Name: RIVER PARK PLACE APTS / 06825176

State Code: BC

Primary Building Type: Multi-Family

Year Built: 1997

Gross Building Area+++ : 267,098

Personal Property Account: N/A

Net Leasable Area+++ : 263,516

Agent: P E PENNINGTON & CO INC (000051)

Percent Complete: 100%

Notice Sent Date: 4/15/2025

Land Sqft* : 612,366

Notice Value: \$50,442,233

Land Acres* : 14.0579

Protest Deadline Date: 5/31/2024

Pool: Y

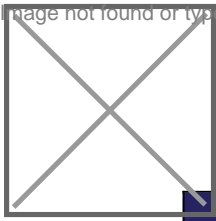
+++ Rounded.

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

OWNER INFORMATION

Current Owner:
RIV PRK PL LLC
Primary Owner Address:
3451 RIVER PARK DR
FORT WORTH, TX 76116

Deed Date: 12/14/2006
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D206394171](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
RPP LIMITED PARTNERSHIP	11/30/2000	00146300000514	0014630	0000514
RIVER PARK PLACE JV	1/1/1995	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	\$48,758,227	\$1,684,006	\$50,442,233	\$50,442,233
2024	\$39,815,994	\$1,684,006	\$41,500,000	\$41,500,000
2023	\$39,815,994	\$1,684,006	\$41,500,000	\$41,500,000
2022	\$35,815,994	\$1,684,006	\$37,500,000	\$37,500,000
2021	\$32,315,994	\$1,684,006	\$34,000,000	\$34,000,000
2020	\$31,675,994	\$1,684,006	\$33,360,000	\$33,360,000

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.