



**Address:** [3400 RIVER PARK DR](#)  
**City:** FORT WORTH  
**Georeference:** 34545-1-1B3  
**Subdivision:** RIVER PARK ADDITION-FT WORTH  
**Neighborhood Code:** APT-Ridgmar

**Latitude:** 32.6997074673  
**Longitude:** -97.4261732449  
**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 1 Lot 1B3

**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:** C1C

**Year Built:** 0

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$190,131

**Protest Deadline Date:** 5/31/2024

**Site Number:** 80749372

**Site Name:** 80749372

**Site Class:** LandVacantComm - Vacant Land -Commercial

**Parcels:** 1

**Primary Building Name:**

**Primary Building Type:**

**Gross Building Area**+++ : 0

**Net Leasable Area**+++ : 0

**Percent Complete:** 0%

**Land Sqft**\* : 63,377

**Land Acres**\* : 1.4549

**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:**

JA/RIVER PARK LTD

**Primary Owner Address:**

1017 S FM 5  
ALEDO, TX 76008-4558

**Deed Date:** 8/1/2005

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D205224623](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RIVER PARK JV	1/17/1998	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	\$0	\$190,131	\$190,131	\$190,131
2024	\$0	\$190,131	\$190,131	\$190,131
2023	\$0	\$190,131	\$190,131	\$190,131
2022	\$0	\$190,131	\$190,131	\$190,131
2021	\$0	\$190,131	\$190,131	\$190,131
2020	\$0	\$190,131	\$190,131	\$190,131

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.