



**Address:** [3450 RIVER PARK DR](#)  
**City:** FORT WORTH  
**Georeference:** 34545-1-1BR  
**Subdivision:** RIVER PARK ADDITION-FT WORTH  
**Neighborhood Code:** APT-Ridgmar

**Latitude:** 32.700646041  
**Longitude:** -97.4251225034  
**TAD Map:** 2018-376  
**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 1BR

**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:** 80749380

**Site Name:** AVANA RIVER PARK

**Site Class:** APTIndMtr - Apartment-Individual Meter

**Parcels:** 2

**Primary Building Name:** AVANA RIVER PARK APTS / 07245777

**Primary Building Type:** Multi-Family

**Gross Building Area<sup>+++</sup>:** 252,703

**Net Leasable Area<sup>+++</sup>:** 247,401

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 625,273

**Land Acres<sup>\*</sup>:** 14.3542

**Pool:** Y

**State Code:** BC

**Year Built:** 1998

**Personal Property Account:** N/A

**Agent:** RYAN LLC (00320)

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

**Notice Value:** \$47,488,622

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

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

GEP X RIVER PARK LLC

**Primary Owner Address:**

465 MEETING ST STE 500  
CHARLESTON, SC 29403

**Deed Date:** 8/27/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221249673](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RS APARTMENTS LLC	2/10/2016	<a href="#">D216027386</a>		
VR RIVERSTONE LP	8/21/2006	<a href="#">D206262700</a>	0000000	0000000
RIVERSTONE REAL EST LTD PRTNSH	1/3/2002	00153810000203	0015381	0000203
RIVERSTONE APARTMENTS LP	1/1/1998	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 <sup>+</sup>
2025	\$45,300,166	\$2,188,456	\$47,488,622	\$47,488,622
2024	\$37,803,419	\$2,188,456	\$39,991,875	\$39,991,875
2023	\$41,003,419	\$2,188,456	\$43,191,875	\$43,191,875
2022	\$37,253,419	\$2,188,456	\$39,441,875	\$39,441,875
2021	\$33,111,544	\$2,188,456	\$35,300,000	\$35,300,000
2020	\$32,311,544	\$2,188,456	\$34,500,000	\$34,500,000

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.