



Address: [3101 RIVER PARK DR](#)
City: FORT WORTH
Georeference: 34545-2-1R-71
Subdivision: RIVER PARK ADDITION-FT WORTH
Neighborhood Code: APT-Ridgmar

Latitude: 32.7011553275
Longitude: -97.4182791453
TAD Map: 2024-376
MAPSCO: TAR-088C



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-4005

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: 80749518
Site Name: LODGE AT RIVER PARK
Site Class: APTIndMtr - Apartment-Individual Meter
Parcels: 1
Primary Building Name: LODGE AT RIVER PARK / 07249993
Primary Building Type: Commercial
Gross Building Area⁺⁺⁺: 296,664
Net Leasable Area⁺⁺⁺: 280,980
Percent Complete: 100%
Land Sqft^{*}: 640,798
Land Acres^{*}: 14.7106
Pool: Y

State Code: BC
Year Built: 1998
Personal Property Account: N/A
Agent: RAINBOLT & ALEXANDER INC (00797)
Notice Sent Date: 4/15/2025
Notice Value: \$57,651,476
Protest Deadline Date: 5/31/2024

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

OWNER INFORMATION

Current Owner:
RIVER PARK GARDENS LP
Primary Owner Address:
999 WATERSIDE DR STE 2300
NORFOLK, VA 23510

Deed Date: 1/15/2020
Deed Volume:
Deed Page:
Instrument: [D220013381](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ARAGON 2010/LODGE LLC	9/30/2010	D210240417	0000000	0000000
LODGE AT RIVER PARK APTS LP	11/15/2005	D205344356	0000000	0000000
RFC LODGE LP	12/31/2001	00153690000247	0015369	0000247
LODGE AT RIVER PARK 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 ⁺
2025	\$55,248,484	\$2,402,992	\$57,651,476	\$57,651,476
2024	\$45,347,008	\$2,402,992	\$47,750,000	\$47,750,000
2023	\$43,447,008	\$2,402,992	\$45,850,000	\$45,850,000
2022	\$37,097,008	\$2,402,992	\$39,500,000	\$39,500,000
2021	\$34,847,008	\$2,402,992	\$37,250,000	\$37,250,000
2020	\$34,847,008	\$2,402,992	\$37,250,000	\$37,250,000

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.