



Address: [1521 RIVER CREST CT](#)
City: FORT WORTH
Georeference: 34495J-1-9
Subdivision: RIVER CREST LANDING ADDITION
Neighborhood Code: 4C110B

Latitude: 32.7448038475
Longitude: -97.395933368
TAD Map: 2030-392
MAPSCO: TAR-075B



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RIVER CREST LANDING
ADDITION Block 1 Lot 9

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: 2001

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$1,489,563

Protest Deadline Date: 5/15/2025

Site Number: 07557728

Site Name: RIVER CREST LANDING ADDITION-1-9

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,116

Percent Complete: 100%

Land Sqft^{*}: 13,830

Land Acres^{*}: 0.3174

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:

MCGINNIS FAMILY TRUST

Primary Owner Address:

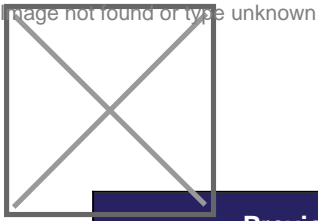
1521 RIVER CREST CT
FORT WORTH, TX 76107

Deed Date: 4/18/2025

Deed Volume:

Deed Page:

Instrument: [D225068837](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCGINNIS EDDIE;MCGINNIS MARTHA	11/19/2010	D210299300	0000000	0000000
MCGINNIS EDDIE	10/20/2000	00145840000263	0014584	0000263
RIVER CREST LANDING DEV LTD	1/1/2000	000000000000000	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	\$743,500	\$691,500	\$1,435,000	\$1,435,000
2024	\$798,063	\$691,500	\$1,489,563	\$1,348,867
2023	\$1,370,137	\$829,800	\$2,199,937	\$1,226,243
2022	\$764,766	\$350,000	\$1,114,766	\$1,114,766
2021	\$764,766	\$350,000	\$1,114,766	\$1,114,766
2020	\$764,765	\$350,001	\$1,114,766	\$1,114,766

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.