



Address: [1520 RIVER CREST CT](#)
City: FORT WORTH
Georeference: 34495J-1-18
Subdivision: RIVER CREST LANDING ADDITION
Neighborhood Code: 4C110B

Latitude: 32.7448438391
Longitude: -97.3965308354
TAD Map: 2030-392
MAPSCO: TAR-075A



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 18

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: 2006

Personal Property Account: N/A

Agent: SOUTHLAND PROPERTY TAX CONSULTANTS, INC (00344)

Notice Sent Date: 4/15/2025

Notice Value: \$1,600,000

Protest Deadline Date: 5/24/2024

Site Number: 07557825

Site Name: RIVER CREST LANDING ADDITION-1-18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 5,103

Percent Complete: 100%

Land Sqft^{*}: 13,000

Land Acres^{*}: 0.2984

Pool: N/A

+++ Rounded.

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

OWNER INFORMATION

Current Owner:

MCDOWELL C PATRICK
MCDOWELL AMANDA L

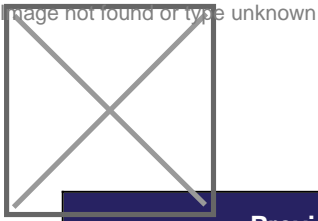
Primary Owner Address:
1520 RIVER CREST CT
FORT WORTH, TX 76107

Deed Date: 9/3/2014

Deed Volume:

Deed Page:

Instrument: [D214193001](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SPITZER DONALD;SPITZER MARY M	2/15/2006	D206054270	0000000	0000000
TAK ENTERPRISES INC	11/9/2004	D204358014	0000000	0000000
MCGEHEE ROBERT JR;MCGEHEE TRACY P	3/17/2003	00165160000204	0016516	0000204
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	\$790,000	\$650,000	\$1,440,000	\$1,440,000
2024	\$950,000	\$650,000	\$1,600,000	\$1,481,919
2023	\$979,000	\$780,000	\$1,759,000	\$1,347,199
2022	\$765,000	\$525,000	\$1,290,000	\$1,224,726
2021	\$588,387	\$525,000	\$1,113,387	\$1,113,387
2020	\$674,389	\$525,000	\$1,199,389	\$1,199,389

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.