

Property Information | PDF

Account Number: 40325873

Address: 713 RIVER HILL LN

City: FORT WORTH

Georeference: 34497G-1-16

Subdivision: RIVER GARDENS ADDITION

Neighborhood Code: 2C020H

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

PROPERTY DATA

Legal Description: RIVER GARDENS ADDITION

Block 1 Lot 16

Jurisdictions:

CITY OF FORT WORTH (026) TARRANT COUNTY (220)

TARRANT REGIONAL WATER DISTRICT (223)

TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)

CASTLEBERRY ISD (917)

State Code: C1 Year Built: 0

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 40325873

Latitude: 32.772530061

TAD Map: 2024-400 **MAPSCO:** TAR-0600

Longitude: -97.415148189

Site Name: RIVER GARDENS ADDITION-1-16

Site Class: C1 - Residential - Vacant Land

Parcels: 1

Approximate Size+++: 0
Percent Complete: 0%

Land Sqft*: 5,527 Land Acres*: 0.1268

Pool: N

+++ Rounded.

OWNER INFORMATION

Current Owner: FORT WORTH CITY OF

Primary Owner Address:

200 TEXAS ST

FT WORTH, TX 76102-6311

Deed Date: 5/27/2015

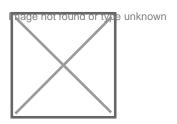
Deed Volume: Deed Page:

Instrument: <u>D215120468</u>

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CASALEGRIA LP	10/3/2005	D205295499	0000000	0000000
GDC HOMES LTD	1/1/2003	00000000000000	0000000	0000000

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



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	\$0	\$33,162	\$33,162	\$33,162
2024	\$0	\$33,162	\$33,162	\$33,162
2023	\$0	\$33,162	\$33,162	\$33,162
2022	\$0	\$22,108	\$22,108	\$22,108
2021	\$0	\$17,000	\$17,000	\$17,000
2020	\$0	\$17,000	\$17,000	\$17,000

Pending indicates that the property record has not yet been completed for the indicated tax year.

EXEMPTIONS / SPECIAL APPRAISAL

• PUBLIC PROPERTY 11.11

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.

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.