



Address: [2801 RIVER BROOK CT](#)
City: FORT WORTH
Georeference: 34545-3-25
Subdivision: RIVER PARK ADDITION-FT WORTH
Neighborhood Code: 4R004B

Latitude: 32.7076172063
Longitude: -97.4167239718
TAD Map: 2024-376
MAPSCO: TAR-074Y



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 3 Lot 25

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: None
Protest Deadline Date: 7/12/2024

Site Number: 40665615
Site Name: RIVER PARK ADDITION-FT WORTH-3-25
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 4,303
Percent Complete: 100%
Land Sqft^{*}: 10,454
Land Acres^{*}: 0.2399
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:
PECK J RYAN LOUIS
PECK EMMA FRAY
Primary Owner Address:
2801 RIVER BROOK CT
FORT WORTH, TX 76116

Deed Date: 11/6/2023
Deed Volume:
Deed Page:
Instrument: [D223199193](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCRAE ALBERT R JR;MCRAE JAYME	10/29/2021	D221319130		
HOOD LEONILA R;HOOD WILLIAM C	9/3/2015	D215201375		
JAECQUES ANTHONY;JAECQUES JERIE	12/28/2006	D207000579	0000000	0000000
CHRIS RODGERS CUS BUILDER INC	12/28/2004	D205006552	0000000	0000000
R/P LPC LTD	1/1/2004	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	\$739,384	\$200,908	\$940,292	\$940,292
2024	\$739,384	\$200,908	\$940,292	\$940,292
2023	\$694,657	\$160,000	\$854,657	\$854,657
2022	\$662,500	\$160,000	\$822,500	\$822,500
2021	\$590,862	\$160,000	\$750,862	\$750,862
2020	\$574,055	\$160,000	\$734,055	\$734,055

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.