



**Address:** [2804 RIVER BROOK CT](#)  
**City:** FORT WORTH  
**Georeference:** 34545-3-27  
**Subdivision:** RIVER PARK ADDITION-FT WORTH  
**Neighborhood Code:** 4R004B

**Latitude:** 32.7077601807  
**Longitude:** -97.4171857112  
**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 27

**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:** C1  
**Year Built:** 0  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 40665631  
**Site Name:** RIVER PARK ADDITION-FT WORTH-3-27  
**Site Class:** C1 - Residential - Vacant Land  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 0  
**Percent Complete:** 0%  
**Land Sqft<sup>\*</sup>:** 6,534  
**Land Acres<sup>\*</sup>:** 0.1500  
**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:**  
PEELER MATT  
PEELER AMANDA  
**Primary Owner Address:**  
2808 RIVER BROOK CT  
FORT WORTH, TX 76116

**Deed Date:** 8/30/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D221252526](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ROBERTS JEFFREY WAYNE	12/8/2020	<a href="#">D220323687</a>		
HUBBARD DAROLD;HUBBARD REBECCA B	7/1/2013	<a href="#">D213172579</a>	0000000	0000000
LOWRANCE BRIAN;LOWRANCE LEIGH	5/22/2008	<a href="#">D208204484</a>	0000000	0000000
PARKHILL HOMES LLC	1/3/2007	<a href="#">D207022988</a>	0000000	0000000
YUNGJOHANN HILLMAN CO INC	12/27/2004	<a href="#">D205006549</a>	0000000	0000000
R/P LPC LTD	1/1/2004	0000000000000000	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 <sup>+</sup>
2025	\$0	\$130,680	\$130,680	\$130,680
2024	\$0	\$130,680	\$130,680	\$130,680
2023	\$0	\$160,000	\$160,000	\$160,000
2022	\$0	\$160,000	\$160,000	\$160,000
2021	\$0	\$160,000	\$160,000	\$160,000
2020	\$0	\$140,000	\$140,000	\$140,000

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.