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Address: [2816 RIVER BROOK CT](#)
City: FORT WORTH
Georeference: 34545-3-30
Subdivision: RIVER PARK ADDITION-FT WORTH
Neighborhood Code: 4R004B

Latitude: 32.7074786817
Longitude: -97.4177669901
TAD Map: 2024-376
MAPSCO: TAR-074Y



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

PROPERTY DATA

Legal Description: RIVER PARK ADDITION-FT WORTH Block 3 Lot 30

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)

Site Number: 40665674
Site Name: RIVER PARK ADDITION-FT WORTH-3-30
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,442
Percent Complete: 100%
Land Sqft^{*}: 9,147
Land Acres^{*}: 0.2099
Pool: Y

State Code: A

Year Built: 2006

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

+++ Rounded.

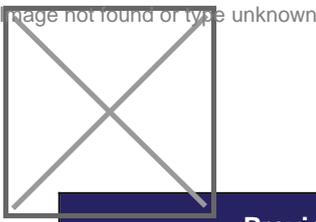
* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

BENNETT SCOT A
 BENNETT MEGAN K
Primary Owner Address:
 2816 RIVER BROOK CT
 FORT WORTH, TX 76116-0930

Deed Date: 6/21/2013
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D213166790](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HARGROVE KARINA;HARGROVE RANDALL	11/28/2006	D206385744	0000000	0000000
VILLAGE HOMES LP	12/14/2004	D204389621	0000000	0000000
RIVER PARK	1/1/2004	00000000000000	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	\$604,219	\$182,940	\$787,159	\$787,159
2024	\$628,565	\$182,940	\$811,505	\$811,505
2023	\$675,842	\$160,000	\$835,842	\$761,090
2022	\$551,271	\$160,000	\$711,271	\$691,900
2021	\$469,000	\$160,000	\$629,000	\$629,000
2020	\$469,000	\$160,000	\$629,000	\$629,000

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

- 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.