



Address: [2840 RIVER BROOK CT](#)
City: FORT WORTH
Georeference: 34545-3-36
Subdivision: RIVER PARK ADDITION-FT WORTH
Neighborhood Code: 4R004B

Latitude: 32.7069940277
Longitude: -97.4190911119
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 36

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: 2005

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$1,002,516

Protest Deadline Date: 5/24/2024

Site Number: 40665739

Site Name: RIVER PARK ADDITION-FT WORTH-3-36

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,962

Percent Complete: 100%

Land Sqft^{*}: 16,988

Land Acres^{*}: 0.3899

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:

RODITI DAVID

Primary Owner Address:

2840 RIVER BROOK CT
FORT WORTH, TX 76116

Deed Date: 9/25/2019

Deed Volume:

Deed Page:

Instrument: [D219223939](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RODITI DAVID	1/31/2018	D218022965		
GORDON APRIL S;GORDON WILLIAM E	4/30/2012	D212106142	0000000	0000000
FITZHUGH ANDREW;FITZHUGH KRISTIN	2/1/2006	D206035382	0000000	0000000
NSR CUSTOM HOMES LTD	2/16/2005	D205048189	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	\$711,024	\$213,976	\$925,000	\$925,000
2024	\$788,540	\$213,976	\$1,002,516	\$900,422
2023	\$739,241	\$160,000	\$899,241	\$818,565
2022	\$724,971	\$160,000	\$884,971	\$744,150
2021	\$574,352	\$160,000	\$734,352	\$676,500
2020	\$455,000	\$160,000	\$615,000	\$615,000

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.