



Address: [2900 RIVER PINE LN](#)
City: FORT WORTH
Georeference: 34545-4-6
Subdivision: RIVER PARK ADDITION-FT WORTH
Neighborhood Code: 4R004B

Latitude: 32.7071435832
Longitude: -97.4174861019
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 4 Lot 6

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

Notice Sent Date: 4/15/2025

Notice Value: \$809,900

Protest Deadline Date: 5/24/2024

Site Number: 40665976

Site Name: RIVER PARK ADDITION-FT WORTH-4-6

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,872

Percent Complete: 100%

Land Sqft^{*}: 10,018

Land Acres^{*}: 0.2299

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:

RATLIFF DANNY
RATLIFF SUZAN

Primary Owner Address:

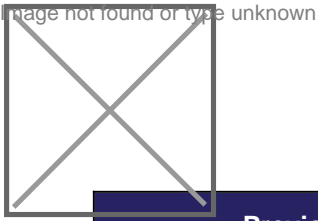
2900 RIVER PINE LN
FORT WORTH, TX 76116-0928

Deed Date: 6/6/2006

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D206176957](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHRIS RODGERS CUST 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	\$609,864	\$200,036	\$809,900	\$809,900
2024	\$609,864	\$200,036	\$809,900	\$806,201
2023	\$572,910	\$160,000	\$732,910	\$732,910
2022	\$562,264	\$160,000	\$722,264	\$711,868
2021	\$487,153	\$160,000	\$647,153	\$647,153
2020	\$473,263	\$160,000	\$633,263	\$633,263

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.