



Address: [6940 RIVER PARK CIR](#)
City: FORT WORTH
Georeference: 34545-2-6
Subdivision: RIVER PARK ADDITION-FT WORTH
Neighborhood Code: Convalescent/Nursing Home General

Latitude: 32.7085846552
Longitude: -97.4145666677
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 2 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)

Site Number: 80869065

Site Name: HEART 2 HEART HOSPICE

Site Class: HPConv - Hospital-Convalescent/Nursing Home

Parcels: 1

Primary Building Name: 6940 RIVER PARK PLAZA / 41187474

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 10,044

Net Leasable Area⁺⁺⁺: 10,044

Percent Complete: 100%

State Code: F1

Year Built: 2007

Personal Property Account: [14791272](#)

Agent: AMERICAN PROPERTY SERVICES, INC. (00577)

Notice Sent Date: 4/15/2025

Notice Value: \$2,854,137

Protest Deadline Date: 5/31/2024

Land Sqft^{*}: 73,180

Land Acres^{*}: 1.6799

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:

TCS SOUTH MAIN LLC

Primary Owner Address:

801 W SHAW ST STE 202

FORT WORTH, TX 76110

Deed Date: 5/29/2019

Deed Volume:

Deed Page:

Instrument: [D219114324](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
6940 RIVER PARK CIRCLE LLC	12/1/2017	D217281069		
ODYSSEY HEALTHCARE FTW LLC	9/29/2006	D206306909	0000000	0000000
JA/RIVER PARK LTD	1/1/2006	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	\$2,268,697	\$585,440	\$2,854,137	\$1,965,600
2024	\$1,052,560	\$585,440	\$1,638,000	\$1,638,000
2023	\$892,560	\$585,440	\$1,478,000	\$1,478,000
2022	\$870,940	\$585,440	\$1,456,380	\$1,456,380
2021	\$720,280	\$585,440	\$1,305,720	\$1,305,720
2020	\$720,280	\$585,440	\$1,305,720	\$1,305,720

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.