



**Address:** [4653 WHITE SETTLEMENT RD](#)  
**City:** FORT WORTH  
**Georeference:** 34565-17-4  
**Subdivision:** RIVERCREST ADDITION  
**Neighborhood Code:** Recreational Facility General

**Latitude:** 32.7597138632  
**Longitude:** -97.3912182346  
**TAD Map:** 2030-396  
**MAPSCO:** TAR-061X



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** RIVERCREST ADDITION Block  
17 Lot 4

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CASTLEBERRY ISD (917)

**Site Number:** 800005439  
**Site Name:** ABUNDIO'S FIT SOCIETY  
**Site Class:** RFHealthClub - Rec Facility-Health Club  
**Parcels:** 2  
**Primary Building Name:** ABUNDIOS FIT SOCIETY / 42006960  
**Primary Building Type:** Commercial  
**Gross Building Area<sup>+++</sup>:** 0  
**Net Leasable Area<sup>+++</sup>:** 0  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 11,700  
**Land Acres<sup>\*</sup>:** 0.2686  
**Pool:** N

**State Code:** F1  
**Year Built:** 2017  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$175,503  
**Protest Deadline Date:** 5/31/2024

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

**OWNER INFORMATION**

**Current Owner:**  
TWV RIVERSIDE LLC  
**Primary Owner Address:**  
4661 WHITE SETTLEMENT RD  
FORT WORTH, TX 76114

**Deed Date:** 12/19/2024  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D224227196](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LOUIS LAMBERT GS TRUST	6/24/2022	<a href="#">D222163052</a>		



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	\$175,503	\$175,503	\$175,503
2024	\$0	\$11,700	\$11,700	\$11,700
2023	\$0	\$11,700	\$11,700	\$11,700
2022	\$0	\$11,700	\$11,700	\$11,700
2021	\$0	\$11,700	\$11,700	\$11,700
2020	\$0	\$11,700	\$11,700	\$11,700

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.