



Address: [117 NURSERY LN](#)
City: FORT WORTH
Georeference: 34565-13-2
Subdivision: RIVERCREST ADDITION
Neighborhood Code: OFC-West Tarrant County

Latitude: 32.7593090096
Longitude: -97.3951901665
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
13 Lot 2

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)

State Code: F1

Year Built: 2016

Personal Property Account: Multi

Agent: AMBROSE AND ASSOCIATES (05326)

Notice Sent Date: 5/1/2025

Notice Value: \$3,645,867

Protest Deadline Date: 5/31/2024

Site Number: 800012265
Site Name: MT OFFICE
Site Class: OFCLowRise - Office-Low Rise
Parcels: 1
Primary Building Name: OFFICE / 42137126
Primary Building Type: Commercial
Gross Building Area⁺⁺⁺: 18,900
Net Leasable Area⁺⁺⁺: 16,244
Percent Complete: 100%
Land Sqft^{*}: 24,223
Land Acres^{*}: 0.5561
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:
FGP RIVER DISTRICT LLC
Primary Owner Address:
1301 W 7TH ST STE 141
FORT WORTH, TX 76102

Deed Date: 8/2/2016
Deed Volume:
Deed Page:
Instrument: [D216100590-CWD](#)

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	\$3,379,406	\$266,461	\$3,645,867	\$3,411,240
2024	\$2,697,358	\$145,342	\$2,842,700	\$2,842,700
2023	\$2,697,358	\$145,342	\$2,842,700	\$2,842,700
2022	\$2,453,698	\$145,342	\$2,599,040	\$2,599,040
2021	\$2,250,648	\$145,342	\$2,395,990	\$2,395,990
2020	\$2,250,648	\$145,342	\$2,395,990	\$2,395,990

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.