



# Tarrant Appraisal District Property Information | PDF Account Number: 42230771

#### Address: 527 TRAIL RIDER RD

City: FORT WORTH Georeference: 34565-102-17R Subdivision: RIVERCREST ADDITION Neighborhood Code: 2C040E

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

## PROPERTY DATA

Legal Description: RIVERCREST ADDITION Block 102 Lot 17R 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: A Year Built: 2018 Personal Property Account: N/A Agent: None Notice Sent Date: 4/15/2025 Notice Value: \$673.000 Protest Deadline Date: 5/24/2024

Latitude: 32.7535763424 Longitude: -97.399417038 TAD Map: 2030-392 MAPSCO: TAR-061W



Site Number: 800018906 Site Name: RIVERCREST ADDITION 102 17R Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 2,844 Percent Complete: 100% Land Sqft<sup>\*</sup>: 6,186 Land Acres<sup>\*</sup>: 0.1420 Pool: N

#### +++ Rounded.

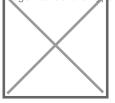
\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

### **OWNER INFORMATION**

Current Owner: MARTINEZ ERIK MARTINEZ TESSA

Primary Owner Address: 527 TRAIL RIDER RD FORT WORTH, TX 76114 Deed Date: 5/16/2019 Deed Volume: Deed Page: Instrument: D219107392





Previous Owners	Date	Instrument	Deed Volume	Deed Page
REED NANCY M	10/24/2018	<u>D218237120</u>		
VILLAGE HOMES LP	4/5/2018	D218072502		

# 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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$462,450	\$154,650	\$617,100	\$617,100
2024	\$518,350	\$154,650	\$673,000	\$617,100
2023	\$539,000	\$150,000	\$689,000	\$561,000
2022	\$360,000	\$150,000	\$510,000	\$510,000
2021	\$425,000	\$150,000	\$575,000	\$537,819
2020	\$338,926	\$150,000	\$488,926	\$488,926

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.