



**Address:** [527 TRAIL RIDER RD](#)  
**City:** FORT WORTH  
**Georeference:** 34565-102-17R  
**Subdivision:** RIVERCREST ADDITION  
**Neighborhood Code:** 2C040E

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



Google Map or type unknown

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

**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	<a href="#">D218237120</a>		
VILLAGE HOMES LP	4/5/2018	<a href="#">D218072502</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	\$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.