



Address: [10640 N RIVERSIDE DR](#)
City: FORT WORTH
Georeference: 43799D-1-2
Subdivision: TRINITY PARK II ADDN
Neighborhood Code: MED-Alliance Hospital District

Latitude: 32.9282251787
Longitude: -97.3056623056
TAD Map: 2054-456
MAPSCO: TAR-021R



Google Map or type unknown

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

PROPERTY DATA

Legal Description: TRINITY PARK II ADDN Block 1
Lot 2

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KELLER ISD (907)

State Code: F1

Year Built: 2018

Personal Property Account: Multi

Agent: NORTH TEXAS PROPERTY TAX SERV (00855)

Notice Sent Date: 5/1/2025

Notice Value: \$2,683,982

Protest Deadline Date: 5/31/2024

Site Number: 800030346

Site Name: BEELIEVE PEDIATRICS

Site Class: MEDOff - Medical-Office

Parcels: 1

Primary Building Name: BEELIEVE PEDIATRICS / 42244372

Primary Building Type: Commercial

Gross Building Area+++ : 8,861

Net Leasable Area+++ : 8,861

Percent Complete: 100%

Land Sqft* : 167,504

Land Acres* : 3.8450

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:

RIVERSIDE ALLIANCE INVESTMENTS LLC

Primary Owner Address:

716 GLEN ABBEY DR
SOUTHLAKE, TX 76092

Deed Date: 2/24/2021

Deed Volume:

Deed Page:

Instrument: [D221056036](#)

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	\$2,026,996	\$656,986	\$2,683,982	\$2,683,982
2024	\$1,898,914	\$526,086	\$2,425,000	\$2,425,000
2023	\$1,892,203	\$418,760	\$2,310,963	\$2,310,963
2022	\$1,481,240	\$418,760	\$1,900,000	\$1,900,000
2021	\$1,581,240	\$418,760	\$2,000,000	\$2,000,000
2020	\$1,815,793	\$418,760	\$2,234,553	\$2,234,553

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.