



Address: [2852 STADIUM VIEW DR](#)
City: FORT WORTH
Georeference: 23264F-1-4
Subdivision: LAKES OF RIVER TRAILS EAST
Neighborhood Code: 3T010L

Latitude: 32.7981950813
Longitude: -97.1774810659
TAD Map: 2096-408
MAPSCO: TAR-067B



Google Map or type unknown

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

PROPERTY DATA

Legal Description: LAKES OF RIVER TRAILS EAST
Block 1 Lot 4

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
HURST-EULESS-BEDFORD ISD (916)

State Code: A

Year Built: 2019

Personal Property Account: N/A

Agent: TARRANT PROPERTY TAX SERVICE (00065)

Notice Sent Date: 4/15/2025

Notice Value: \$564,960

Protest Deadline Date: 5/24/2024

Site Number: 800034591

Site Name: LAKES OF RIVER TRAILS EAST 1 4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,940

Percent Complete: 100%

Land Sqft^{*}: 7,884

Land Acres^{*}: 0.1810

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:

VALENCIANA FERNANDO
VALENCIANA ANGELA

Primary Owner Address:

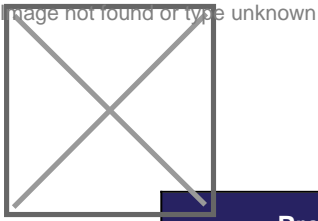
2852 STADIUM VIEW DR
FORT WORTH, TX 76118

Deed Date: 12/13/2019

Deed Volume:

Deed Page:

Instrument: [D219287612](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
TRENDMAKER HOMES DFW LLC	6/19/2019	D219132890		

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	\$392,580	\$88,420	\$481,000	\$481,000
2024	\$476,540	\$88,420	\$564,960	\$531,523
2023	\$472,527	\$88,420	\$560,947	\$483,203
2022	\$350,817	\$88,458	\$439,275	\$439,275
2021	\$362,864	\$75,000	\$437,864	\$437,864
2020	\$321,440	\$75,000	\$396,440	\$396,440

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.