



**Address:** [13916 RIVIERA DR](#)  
**City:** FORT WORTH  
**Georeference:** 41847-8-84  
**Subdivision:** THOMAS CROSSING ADDITION  
**Neighborhood Code:** 1A030V

**Latitude:** 32.5570216862  
**Longitude:** -97.2932796613  
**TAD Map:** 2060-324  
**MAPSCO:** TAR-120W



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** THOMAS CROSSING ADDITION  
Block 8 Lot 84

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
BURLESON ISD (922)

**State Code:** A

**Year Built:** 2020

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$596,154

**Protest Deadline Date:** 5/24/2024

**Site Number:** 800049900

**Site Name:** THOMAS CROSSING ADDITION 8 84

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,508

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,319

**Land Acres<sup>\*</sup>:** 0.1910

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

DUVAL GERARD

DUVAL TERESA

**Primary Owner Address:**

13916 E RIVIERA DR  
BURLESON, TX 76028

**Deed Date:** 1/14/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220010432](#)

## 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	\$483,654	\$112,500	\$596,154	\$535,945
2024	\$483,654	\$112,500	\$596,154	\$487,223
2023	\$404,565	\$112,500	\$517,065	\$442,930
2022	\$361,826	\$87,500	\$449,326	\$402,664
2021	\$296,058	\$70,000	\$366,058	\$366,058
2020	\$0	\$49,000	\$49,000	\$49,000

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.