



Address: [13941 E RIVIERA DR](#)
City: FORT WORTH
Georeference: 41847-14-23
Subdivision: THOMAS CROSSING ADDITION
Neighborhood Code: 1A030V

Latitude: 32.5581816467
Longitude: -97.2937865813
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 14 Lot 23

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: 2021
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 800049864
Site Name: THOMAS CROSSING ADDITION 14 23
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,897
Percent Complete: 100%
Land Sqft^{*}: 9,321
Land Acres^{*}: 0.2140
Pool: Y

+++ Rounded.

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

OWNER INFORMATION

Current Owner:
ILIC ZORAN
ILIC ALISHIA N
Primary Owner Address:
13941 E RIVIERA DR
BURLESON, TX 76028

Deed Date: 3/2/2022
Deed Volume:
Deed Page:
Instrument: [D222056074](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HEARTLAND HOME BUILDERS LLC	11/17/2020	D220307465		



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	\$480,000	\$90,000	\$570,000	\$570,000
2024	\$480,000	\$90,000	\$570,000	\$570,000
2023	\$443,784	\$90,000	\$533,784	\$533,784
2022	\$395,133	\$70,000	\$465,133	\$465,133
2021	\$0	\$49,000	\$49,000	\$49,000
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.