

Property Information | PDF

Account Number: 02464926



Address: 2616 E 1ST ST City: FORT WORTH Georeference: 34570-1-5

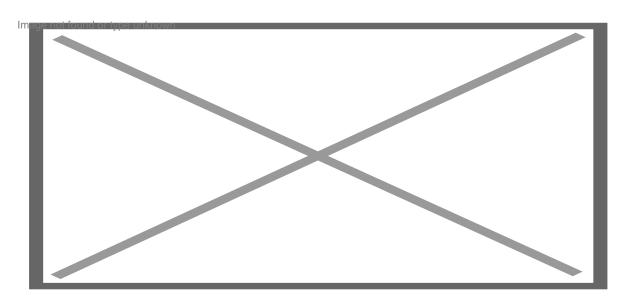
Subdivision: RIVERSIDE ADDITION-FT WORTH

Neighborhood Code: 3H050N

Latitude: 32.7650147251 Longitude: -97.3080937122 TAD Map: 2054-396

MAPSCO: TAR-063U





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

PROPERTY DATA

Legal Description: RIVERSIDE ADDITION-FT

WORTH Block 1 Lot 5

Jurisdictions:

CITY OF FORT WORTH (026) TARRANT COUNTY (220)

TARRANT REGIONAL WATER DISTRICT (223)

TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)

FORT WORTH ISD (905)

State Code: A Year Built: 2006

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 02464926

Site Name: RIVERSIDE ADDITION-FT WORTH 15

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,749
Percent Complete: 100%

Land Sqft*: 6,500 Land Acres*: 0.1492

Pool: N

+++ Rounded

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



OWNER INFORMATION

Current Owner: FERNANDEZ MARIA O Primary Owner Address:

2616 E 1ST ST

FORT WORTH, TX 76111-2244

Deed Date: 1/13/2011
Deed Volume: 0000000
Deed Page: 0000000
Instrument: D211023846

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|--|------------|----------------|----------------|--------------|
| FERNANDEZ JUAN M | 10/5/2010 | D210274010 | 0000000 | 0000000 |
| ARCH BAY HOLDINGS LLC | 7/6/2010 | D210167707 | 0000000 | 0000000 |
| LEWIS MICHAEL | 1/22/2007 | D207028947 | 0000000 | 0000000 |
| UNITED RIVERSIDE REBUILDING | 2/10/2006 | D206042145 | 0000000 | 0000000 |
| CLAYTON ERNEST;CLAYTON GWENDA CLAYT | 3/14/2005 | D205250116 | 0000000 | 0000000 |
| UNITED RIVERSIDE REBUILDING | 11/17/2004 | D204373744 | 0000000 | 0000000 |
| FORT WORTH HOUSING FIN CORP | 6/11/2004 | D204196068 | 0000000 | 0000000 |
| FT WORTH CITY OF | 2/12/2002 | 00156650000104 | 0015665 | 0000104 |
| FULBRIGHT LETTIE | 12/31/1900 | 00000000000000 | 0000000 | 0000000 |

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. <u>Tarrant County Tax Office Account Information</u>.

| Year | Improvement Market | Land Market | Total Market | Total Appraised* |
|------|--------------------|-------------|--------------|------------------|
| 2025 | \$0 | \$0 | \$0 | \$0 |
| 2024 | \$232,500 | \$32,500 | \$265,000 | \$223,808 |
| 2023 | \$252,500 | \$32,500 | \$285,000 | \$203,462 |
| 2022 | \$232,504 | \$22,750 | \$255,254 | \$184,965 |
| 2021 | \$187,524 | \$14,000 | \$201,524 | \$168,150 |
| 2020 | \$178,580 | \$14,000 | \$192,580 | \$152,864 |

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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.

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