



**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 1 5

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,749

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,500

**Land Acres<sup>\*</sup>:** 0.1492

**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:**  
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	<a href="#">D210274010</a>	0000000	0000000
ARCH BAY HOLDINGS LLC	7/6/2010	<a href="#">D210167707</a>	0000000	0000000
LEWIS MICHAEL	1/22/2007	<a href="#">D207028947</a>	0000000	0000000
UNITED RIVERSIDE REBUILDING	2/10/2006	<a href="#">D206042145</a>	0000000	0000000
CLAYTON ERNEST;CLAYTON GWENDA CLAYT	3/14/2005	<a href="#">D205250116</a>	0000000	0000000
UNITED RIVERSIDE REBUILDING	11/17/2004	<a href="#">D204373744</a>	0000000	0000000
FORT WORTH HOUSING FIN CORP	6/11/2004	<a href="#">D204196068</a>	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. [Tarrant County Tax Office Account Information](#).

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



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

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- 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.