

# Tarrant Appraisal District Property Information | PDF Account Number: 03071146

### Address: <u>1201 N RIVERSIDE DR</u>

City: FORT WORTH Georeference: 41160-6-6 Subdivision: SYLVAN HEIGHTS ADDN-FORT WORTH Neighborhood Code: 3H050J Latitude: 32.780140728 Longitude: -97.3019419682 TAD Map: 2060-404 MAPSCO: TAR-063M





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

## **PROPERTY DATA**

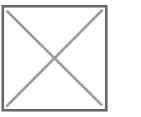
#### Legal Description: SYLVAN HEIGHTS ADDN-FORT WORTH Block 6 Lot 6

#### Jurisdictions:

CITY OF FORT WORTH (026)	Site Number: 03071146
TARRANT COUNTY (220)	
TARRANT REGIONAL WATER DISTRICT (22	Site Name: SYLVAN HEIGHTS ADDN-FORT WORTH-6-6
TARRANT COUNTY HOSPITAL (224)	Site Class: A1 - Residential - Single Family
TARRANT COUNTY COLLEGE (225)	Parcels: 1
FORT WORTH ISD (905)	Approximate Size +++: 1,518
State Code: A	Percent Complete: 100%
Year Built: 1938	Land Sqft <sup>*</sup> : 7,000
Personal Property Account: N/A	Land Acres <sup>*</sup> : 0.1606
Agent: None	Pool: N
Protest Deadline Date: 5/15/2025	

+++ Rounded.

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



### **OWNER INFORMATION**

#### Current Owner:

VENTURA ANGEL JESHUA PUENTES

### Primary Owner Address:

1201 N RIVERSIDE DR FORT WORTH, TX 76111 Deed Date: 6/21/2017 Deed Volume: Deed Page: Instrument: D217140908

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VENTURA JAEL	6/15/2005	D205207234	000000	0000000
VU ANNIE T;VU PETER THANH	6/20/1995	00120240001763	0012024	0001763
NGUYEN BAILEY C;NGUYEN THU	8/22/1990	00100230002082	0010023	0002082
VAUGHN DORIS A	6/22/1987	00090670000543	0009067	0000543
ALLEN F PAULINE;ALLEN JAMES M	12/31/1900	00066820000402	0006682	0000402

## 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	\$205,804	\$35,000	\$240,804	\$240,804
2023	\$205,445	\$35,000	\$240,445	\$240,445
2022	\$180,680	\$24,500	\$205,180	\$205,180
2021	\$187,182	\$10,000	\$197,182	\$197,182
2020	\$155,643	\$10,000	\$165,643	\$165,643

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**

There are no exemptions for this property



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.