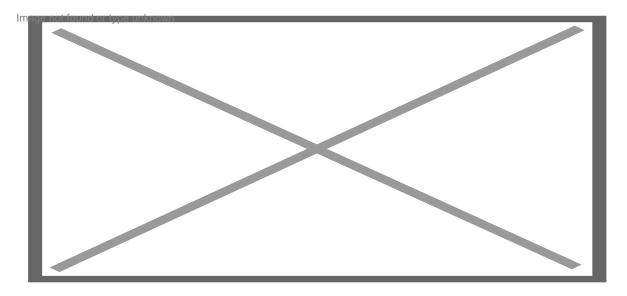


Tarrant Appraisal District Property Information | PDF Account Number: 03072711

Address: <u>1912 N RIVERSIDE DR</u>

City: FORT WORTH Georeference: 41160-14-11-30 Subdivision: SYLVAN HEIGHTS ADDN-FORT WORTH Neighborhood Code: 3H050L Latitude: 32.7874297877 Longitude: -97.3011590147 TAD Map: 2060-404 MAPSCO: TAR-063H





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

PROPERTY DATA

Legal Description: SYLVAN HEIGHTS ADDN-FORT WORTH Block 14 Lot N 5' 11 & S 60' 12

Jurisdictions:

CITY OF FORT WORTH (026)	Site Number: 03072711
TARRANT COUNTY (220)	
TARRANT REGIONAL WATER DISTRIC	Site Name: SYLVAN HEIGHTS ADDN-FORT WORTH-14-11-30
TARRANT COUNTY HOSPITAL (224)	Site Class: A1 - Residential - Single Family
TARRANT COUNTY COLLEGE (225)	Parcels: 1
FORT WORTH ISD (905)	Approximate Size ⁺⁺⁺ : 1,239
State Code: A	Percent Complete: 100%
Year Built: 1948	Land Sqft [*] : 9,100
Personal Property Account: N/A	Land Acres [*] : 0.2089
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: PHOUTHAVONG THONGTHAT PHOUTHAVONG MO

Primary Owner Address: 1912 N RIVERSIDE DR FORT WORTH, TX 76111-2806 Deed Date: 1/23/2007 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D207032447

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PHOUTHAVONG THONGTHAT ETAL	6/4/1993	00110930001268	0011093	0001268
THOMPSON KATHLEEN V	12/31/1900	000000000000000000000000000000000000000	000000	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	\$195,245	\$45,500	\$240,745	\$140,301
2023	\$190,459	\$45,500	\$235,959	\$127,546
2022	\$146,578	\$31,850	\$178,428	\$115,951
2021	\$139,558	\$20,000	\$159,558	\$105,410
2020	\$116,895	\$20,000	\$136,895	\$95,827

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.