

Account Number: 07247044



Address: 1001 W BLUFF ST

City: FORT WORTH Georeference: 23925-1-10

Subdivision: LEXINGTON SQUARE TOWNHOMES ADD

Neighborhood Code: A4D010B

Latitude: 32.7545966065 Longitude: -97.341271197 **TAD Map:** 2048-392 MAPSCO: TAR-062Z





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

PROPERTY DATA

Legal Description: LEXINGTON SQUARE **TOWNHOMES ADD Block 1 Lot 10**

Jurisdictions:

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

TARRANT REGIONAL WATER DISTRICT (223)

TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) CFW PID #1 - DOWNTOWN (601)

FORT WORTH ISD (905)

State Code: A Year Built: 1999

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Name: LEXINGTON SQUARE TOWNHOMES ADD-1-10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,817 Percent Complete: 100%

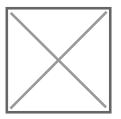
Land Sqft*: 3,647 Land Acres*: 0.0837

Pool: N

+++ Rounded.

03-14-2025 Page 1

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



OWNER INFORMATION

Current Owner: REARDON RYAN S Primary Owner Address: 1001 W BLUFF ST FORT WORTH, TX 76102

Deed Date: 9/17/2015

Deed Volume: Deed Page:

Instrument: D215212584

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GAY THOMAS O	7/15/2000	00144410000514	0014441	0000514
PERRY HOMES	1/1/1998	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	\$555,155	\$40,000	\$595,155	\$568,932
2023	\$434,110	\$40,000	\$474,110	\$474,110
2022	\$375,309	\$40,000	\$415,309	\$415,309
2021	\$377,126	\$40,000	\$417,126	\$417,126
2020	\$378,943	\$40,000	\$418,943	\$418,943

Pending indicates that the property record has not yet been completed for the indicated tax year.

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.

03-14-2025 Page 2

⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.