

Tarrant Appraisal District Property Information | PDF Account Number: 40665356

Address: 2705 RIVER FOREST DR

City: FORT WORTH Georeference: 34545-3-1-70 Subdivision: RIVER PARK ADDITION-FT WORTH Neighborhood Code: 4R004B Latitude: 32.7066751618 Longitude: -97.4156165525 TAD Map: 2024-376 MAPSCO: TAR-074Y





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

PROPERTY DATA

Legal Description: RIVER PARK ADDITION-FT WORTH Block 3 Lot 1 PER PLAT A9679

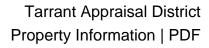
Jurisdictions:

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: 2005 Personal Property Account: N/A Agent: OWNWELL INC (12140) Protest Deadline Date: 5/15/2025

Site Number: 40665356 Site Name: RIVER PARK ADDITION-FT WORTH-3-1 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size⁺⁺⁺: 3,345 Percent Complete: 100% Land Sqft^{*}: 7,840 Land Acres^{*}: 0.1799 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: RAMON REGINA LYNN

Primary Owner Address: 2705 RIVER FOREST DR FORT WORTH, TX 76116-0924 Deed Date: 8/2/2012 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D213088753

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RAMON PAUL R	6/15/2005	D205180328	000000	0000000
VILLAGE HOMES LP	12/14/2004	D204389621	000000	0000000
RIVER PARK	1/1/2004	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	\$622,200	\$156,800	\$779,000	\$779,000
2023	\$632,721	\$160,000	\$792,721	\$758,670
2022	\$620,524	\$160,000	\$780,524	\$689,700
2021	\$467,000	\$160,000	\$627,000	\$627,000
2020	\$467,000	\$160,000	\$627,000	\$627,000

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.