



**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<sup>+++</sup>:** 3,345

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,840

**Land Acres<sup>\*</sup>:** 0.1799

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> 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  | <a href="#">D205180328</a> | 0000000     | 0000000   |
| VILLAGE HOMES LP | 12/14/2004 | <a href="#">D204389621</a> | 0000000     | 0000000   |
| RIVER PARK       | 1/1/2004   | 000000000000000            | 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 <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 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.