



**Address:** [2700 RIVER FOREST DR](#)  
**City:** FORT WORTH  
**Georeference:** 34545-3-16  
**Subdivision:** RIVER PARK ADDITION-FT WORTH  
**Neighborhood Code:** 4R004B

**Latitude:** 32.7070863842  
**Longitude:** -97.4158345269  
**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 16

**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:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 40665526

**Site Name:** RIVER PARK ADDITION-FT WORTH-3-16

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,625

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,147

**Land Acres<sup>\*</sup>:** 0.2099

**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:**

MCWHORTER RICKY E  
MCWHORTER LAURA

**Deed Date:** 5/9/2012

**Deed Volume:** 0000000

**Primary Owner Address:**

2700 RIVER FOREST DR  
FORT WORTH, TX 76116-0923

**Deed Page:** 0000000

**Instrument:** [D212113018](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HONEYCUTT JOHN H;HONEYCUTT SHANNON	1/27/2006	<a href="#">D206035227</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	\$697,060	\$182,940	\$880,000	\$880,000
2023	\$672,163	\$160,000	\$832,163	\$832,163
2022	\$662,166	\$160,000	\$822,166	\$767,488
2021	\$547,961	\$160,000	\$707,961	\$697,716
2020	\$474,287	\$160,000	\$634,287	\$634,287

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.