



**Address:** [2808 RIVER BROOK CT](#)  
**City:** FORT WORTH  
**Georeference:** 34545-3-28  
**Subdivision:** RIVER PARK ADDITION-FT WORTH  
**Neighborhood Code:** 4R004B

**Latitude:** 32.7076391941  
**Longitude:** -97.4173679983  
**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 28

**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:** 2006

**Personal Property Account:** N/A

**Agent:** PROPERTY TAX LOCK (11667)

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

**Site Number:** 40665658

**Site Name:** RIVER PARK ADDITION-FT WORTH-3-28

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 5,000

**Percent Complete:** 100%

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

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

**Pool:** Y

<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:**

PEELER MATT  
PEELER AMANDA

**Deed Date:** 8/30/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221252526](#)

**Primary Owner Address:**

2808 RIVER BROOK CT  
FORT WORTH, TX 76116

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ROBERTS JEFFREY WAYNE	12/8/2020	<a href="#">D220323687</a>		
HUBBARD DAROLD;HUBBARD REBECCA B	7/1/2013	<a href="#">D213172579</a>	0000000	0000000
LOWRANCE BRIAN MATTHEW	11/9/2006	<a href="#">D206383097</a>	0000000	0000000
PARKHILL HOMES LLC	4/20/2006	<a href="#">D206135355</a>	0000000	0000000
YUNGJOHANN HILLMAN CO INC	12/27/2004	<a href="#">D205006549</a>	0000000	0000000
R/P LPC LTD	1/1/2004	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$806,612	\$156,800	\$963,412	\$963,412
2023	\$930,383	\$160,000	\$1,090,383	\$1,090,383
2022	\$939,826	\$160,000	\$1,099,826	\$1,099,826
2021	\$663,311	\$160,000	\$823,311	\$823,311
2020	\$557,000	\$160,000	\$717,000	\$717,000

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.