



**Address:** [2816 RIVER BROOK CT](#)  
**City:** FORT WORTH  
**Georeference:** 34545-3-30  
**Subdivision:** RIVER PARK ADDITION-FT WORTH  
**Neighborhood Code:** 4R004B

**Latitude:** 32.7074786817  
**Longitude:** -97.4177669901  
**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 30

**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:** CHANDLER CROUCH (11730)

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

**Site Number:** 40665674

**Site Name:** RIVER PARK ADDITION-FT WORTH-3-30

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,442

**Percent Complete:** 100%

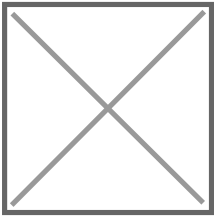
**Land Sqft<sup>\*</sup>:** 9,147

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

**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:**

BENNETT SCOT A  
BENNETT MEGAN K

**Deed Date:** 6/21/2013

**Deed Volume:** 0000000

**Primary Owner Address:**

2816 RIVER BROOK CT  
FORT WORTH, TX 76116-0930

**Deed Page:** 0000000

**Instrument:** [D213166790](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HARGROVE KARINA;HARGROVE RANDALL	11/28/2006	<a href="#">D206385744</a>	0000000	0000000
VILLAGE HOMES LP	12/14/2004	<a href="#">D204389621</a>	0000000	0000000
RIVER PARK	1/1/2004	0000000000000000	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	\$628,565	\$182,940	\$811,505	\$811,505
2023	\$675,842	\$160,000	\$835,842	\$761,090
2022	\$551,271	\$160,000	\$711,271	\$691,900
2021	\$469,000	\$160,000	\$629,000	\$629,000
2020	\$469,000	\$160,000	\$629,000	\$629,000

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.