

## LOCATION

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**Address:** [2804 FOREST PARK BLVD](#)

**City:** FORT WORTH

**Georeference:** 14810-16-2

**Subdivision:** FRISCO HEIGHTS ADDITION

**Neighborhood Code:** M4T03A

**Latitude:** 32.7109437228

**Longitude:** -97.3524271276

**TAD Map:** 2042-376

**MAPSCO:** TAR-076T



Google Map or type unknown

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

## PROPERTY DATA

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**Legal Description:** FRISCO HEIGHTS ADDITION  
Block 16 Lot 2

**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:** B

**Year Built:** 1940

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 01023780

**Site Name:** FRISCO HEIGHTS ADDITION-16-2

**Site Class:** B - Residential - Multifamily

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,176

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,250

**Land Acres<sup>\*</sup>:** 0.1434

**Pool:** N

+++ Rounded.

\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

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**Current Owner:**

BENTON-MULLER MELINDA JANE  
MULLER MICHAEL R

**Primary Owner Address:**

2804 FOREST PARK BLVD  
FORT WORTH, TX 76110

**Deed Date:** 7/23/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221212828](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GRANT BOBETTE WITHERS;GRANT JOHN A III	4/1/2021	2021-PR01169-1		
WITHERS BOBBIE	5/6/2009	2009-PR01173-1		
WITHERS BOBBIE;WITHERS F E JR	7/24/1984	00079000000561	0007900	0000561
W B WAYNOCK	12/31/1900	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	\$175,043	\$125,000	\$300,043	\$277,575
2023	\$150,092	\$168,750	\$318,842	\$252,341
2022	\$119,401	\$110,000	\$229,401	\$229,401
2021	\$100,702	\$110,000	\$210,702	\$210,702
2020	\$86,182	\$110,000	\$196,182	\$196,182

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.