



## LOCATION

**Address:** [1004 N RIVERSIDE DR](#)  
**City:** FORT WORTH  
**Georeference:** 25190-3-22-10  
**Subdivision:** MAURICE, C E SUBDIVISION  
**Neighborhood Code:** M3H01N

**Latitude:** 32.7772769864  
**Longitude:** -97.3012801841  
**TAD Map:** 2060-404  
**MAPSCO:** TAR-063R



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** MAURICE, C E SUBDIVISION  
Block 3 Lot 22 LESS W10'

**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:** 2004

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 01652877

**Site Name:** MAURICE, C E SUBDIVISION-3-22-10

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,348

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 4,647

**Land Acres<sup>\*</sup>:** 0.1066

**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:**

BENTLEY BRIAN

**Primary Owner Address:**

2528 JAMESTOWN LN  
DENTON, TX 76209-2213

**Deed Date:** 7/31/2003

**Deed Volume:** 0017032

**Deed Page:** 0000027

**Instrument:** [D203287257](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ROGERS RILEY WAYNE	10/2/1985	00083270000431	0008327	0000431
RHOLAND ROGERS	12/31/1900	00000000000000	0000000	0000000

## VALUES

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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	\$261,765	\$23,235	\$285,000	\$254,669
2023	\$188,989	\$23,235	\$212,224	\$212,224
2022	\$165,736	\$16,264	\$182,000	\$182,000
2021	\$172,000	\$10,000	\$182,000	\$182,000
2020	\$172,000	\$10,000	\$182,000	\$182,000

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

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There are no exemptions for this property

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.