

LOCATION

Address: [2825 A AVE](#)
City: FORT WORTH
Georeference: A1590-32A
Subdivision: VANRIPER, JOHN SURVEY
Neighborhood Code: 1H040L

Latitude: 32.7354643289
Longitude: -97.2859928616
TAD Map: 2060-388
MAPSCO: TAR-078K



Google Map or type unknown

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

PROPERTY DATA

Legal Description: VANRIPER, JOHN SURVEY
Abstract 1590 Tract 32A

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)

Site Number: 80341896
Site Name: VANRIPER, JOHN SURVEY Abstract 1590 Tract 32A
Site Class: C1 - Residential - Vacant Land
Parcels: 1
Approximate Size⁺⁺⁺: 0
Percent Complete: 0%
Land Sqft^{*}: 5,227
Land Acres^{*}: 0.1199
Pool: N

State Code: C1

Year Built: 0

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

+++ Rounded.

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

OWNER INFORMATION

Current Owner:

ARCE ESPERANZA RIVERA

Primary Owner Address:

2720 E VICKERY BLVD
FORT WORTH, TX 76105

Deed Date: 5/10/2016

Deed Volume:

Deed Page:

Instrument: [D216119953](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
L L ATKINS FAMILY LP THE	4/19/2011	D211205506	0000000	0000000
PEAK CRAIG C	3/16/2011	D211062187	0000000	0000000
FORT WORTH CITY OF	1/10/2007	D207052386	0000000	0000000
KLEMENT HOWARD	12/31/1900	00000000000000	0000000	0000000
W D CLAYTON	12/30/1900	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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$0	\$15,681	\$15,681	\$6,000
2023	\$0	\$5,000	\$5,000	\$5,000
2022	\$0	\$10,454	\$10,454	\$10,454
2021	\$0	\$7,840	\$7,840	\$7,840
2020	\$0	\$7,840	\$7,840	\$7,840

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

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.