

## LOCATION

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**Address:** [7401 N RIVERSIDE DR](#)  
**City:** FORT WORTH  
**Georeference:** A1498-4B03  
**Subdivision:** THOMPSON, WILLIAM W SURVEY  
**Neighborhood Code:** APT-Fossil Creek

**Latitude:** 32.8735183595  
**Longitude:** -97.3065105532  
**TAD Map:** 2054-436  
**MAPSCO:** TAR-035Q



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:** THOMPSON, WILLIAM W SURVEY Abstract 1498 Tract 4B03

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KELLER ISD (907)

**State Code:** C1C

**Year Built:** 0

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 80478360

**Site Name:** 80478360

**Site Class:** LandVacantComm - Vacant Land -Commercial

**Parcels:** 2

**Primary Building Name:**

**Primary Building Type:**

**Gross Building Area<sup>+++</sup>:** 0

**Net Leasable Area<sup>+++</sup>:** 0

**Percent Complete:** 0%

**Land Sqft<sup>\*</sup>:** 149,411

**Land Acres<sup>\*</sup>:** 3.4300

**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:**

ATLAS RIVERSIDE LLC

**Primary Owner Address:**

3710 RAWLINS ST STE 1210  
DALLAS, TX 75219

**Deed Date:** 2/9/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223021223](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FJM PROPERTIES	8/9/1994	00116930001171	0011693	0001171
SOSUTHCLIFF SHOPPING CENTER	8/8/1994	00116860000079	0011686	0000079
FIRST MADISON BANK	11/2/1993	00113230002350	0011323	0002350
CONSOLIDATED PROPERTIES JV	5/26/1988	00092880000005	0009288	0000005
CAMBRIDGE COMPANIES INC	1/1/1984	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	\$0	\$242,046	\$242,046	\$242,046
2023	\$0	\$242,046	\$242,046	\$242,046
2022	\$0	\$240,481	\$240,481	\$240,481
2021	\$0	\$240,481	\$240,481	\$240,481
2020	\$0	\$240,481	\$240,481	\$240,481

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.