



**Address:** [3104 RIVER BEND RD](#)  
**City:** ARLINGTON  
**Georeference:** 3480-13R-16R  
**Subdivision:** BRIAR MEADOW ADDITION  
**Neighborhood Code:** 1S010A

**Latitude:** 32.6939533118  
**Longitude:** -97.0785324756  
**TAD Map:** 2126-372  
**MAPSCO:** TAR-097H



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** BRIAR MEADOW ADDITION  
Block 13R Lot 16R

**Jurisdictions:**  
CITY OF ARLINGTON (024)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
ARLINGTON ISD (901)

**State Code:** A

**Year Built:** 1977

**Personal Property Account:** N/A

**Agent:** NYCO PROPERTY TAX CONSULTANTS LLC (19012)Y

**Protest Deadline Date:** 5/24/2024

**Site Number:** 00269808  
**Site Name:** BRIAR MEADOW ADDITION-13R-16R  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size+++:** 1,807  
**Percent Complete:** 100%  
**Land Sqft\*:** 8,050  
**Land Acres\*:** 0.1848

+++ Rounded.

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

**OWNER INFORMATION**

**Current Owner:**  
RESICAP TEXAS OWNER III LLC  
**Primary Owner Address:**  
3630 PEACH TREE RD NE STE 1500  
ATLANTA, GA 30326

**Deed Date:** 6/27/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223113465](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SCHULTZ ROBERT FRANKLIN	8/15/2003	<a href="#">D203315704</a>	0017111	0000174
RIGNEY CAROL L;RIGNEY DENNIS K	4/13/1983	00074850002283	0007485	0002283
WALRAVEN WYLEY A	2/24/1983	00074520001312	0007452	0001312



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	\$137,550	\$72,450	\$210,000	\$210,000
2024	\$137,550	\$72,450	\$210,000	\$210,000
2023	\$235,180	\$35,000	\$270,180	\$220,362
2022	\$219,622	\$35,000	\$254,622	\$200,329
2021	\$198,961	\$35,000	\$233,961	\$182,117
2020	\$173,877	\$35,000	\$208,877	\$165,561

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.