



**Address:** [3216 MATTHEWS DR](#)  
**City:** RICHLAND HILLS  
**Georeference:** 25160--G  
**Subdivision:** MATTHEWS RESUB/LT #9  
**Neighborhood Code:** M3K01J

**Latitude:** 32.8072575308  
**Longitude:** -97.2363594758  
**TAD Map:** 2078-412  
**MAPSCO:** TAR-051Y



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** MATTHEWS RESUB/LT #9 Lot G & H1

**Jurisdictions:**

CITY OF RICHLAND HILLS (020)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
BIRDEVILLE ISD (902)

**State Code:** B

**Year Built:** 1975

**Personal Property Account:** N/A

**Agent:** OOWNWELL INC (12140)

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

**Site Number:** 01651935

**Site Name:** MATTHEWS RESUB/LT #9-G-20

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,762

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 13,890

**Land Acres<sup>\*</sup>:** 0.3188

**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:**

CZACH JAMES F JR

**Primary Owner Address:**

1437 N RICHMAN KNLS  
FULLERTON, CA 92835-3611

**Deed Date:** 10/30/2006

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D206347857](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
ALTAMIRANO GUILLERMO;ALTAMIRANO ISMARI	8/30/2005	<a href="#">D205271281</a>	0000000	0000000
MOORE TRACY	2/3/2003	00164060000351	0016406	0000351
MOORE JONATHAN WESTRO;MOORE TRACY	6/20/1999	00138900000158	0013890	0000158
BRAY KENNETH J ETAL	6/19/1999	00115900000866	0011590	0000866
BRAY KENNETH J ETAL	4/28/1994	00115900000866	0011590	0000866
AMERICAN BANK OF HALTOM CITY	6/5/1992	00106620000520	0010662	0000520
WHEELER J H	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	\$402,048	\$55,835	\$457,883	\$457,883
2024	\$470,165	\$55,835	\$526,000	\$526,000
2023	\$489,951	\$55,835	\$545,786	\$545,786
2022	\$273,840	\$38,892	\$312,732	\$312,732
2021	\$332,415	\$14,000	\$346,415	\$346,415
2020	\$261,538	\$14,000	\$275,538	\$275,538

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.