



Address: [408 FOREST RIVER CT](#)
City: FORT WORTH
Georeference: 34492H-1-25
Subdivision: RIVER BEND ESTATES
Neighborhood Code: 1H010A

Latitude: 32.7800814521
Longitude: -97.2296675257
TAD Map: 2078-404
MAPSCO: TAR-065M



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RIVER BEND ESTATES Block 1
Lot 25

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: A

Year Built: 2006

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$738,337

Protest Deadline Date: 5/24/2024

Site Number: 06380425

Site Name: RIVER BEND ESTATES-1-25

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,551

Percent Complete: 100%

Land Sqft^{*}: 21,550

Land Acres^{*}: 0.4947

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

MERRILL DAVID

MERRILL JOANNE

Primary Owner Address:

408 FOREST RIVER CT
FORT WORTH, TX 76112-1077

Deed Date: 11/1/2006

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D206365152](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCSPADDEN JAY;MCSPADDEN MELISSA	3/24/2006	D206089648	0000000	0000000
FORT WORTH-RIVERBEND EST LC	2/9/1994	00114530001068	0011453	0001068
KIMBALL MYRON E JR	5/5/1993	00112280001463	0011228	0001463
RIVERBEND	1/1/1989	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	\$626,787	\$111,550	\$738,337	\$700,145
2024	\$626,787	\$111,550	\$738,337	\$636,495
2023	\$587,818	\$111,550	\$699,368	\$578,632
2022	\$456,029	\$70,000	\$526,029	\$526,029
2021	\$415,912	\$70,000	\$485,912	\$485,912
2020	\$417,733	\$70,000	\$487,733	\$487,733

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

- HOMESTEAD GENERAL 11.13(b)

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.