



**Address:** [3312 RIVERWOOD CT](#)  
**City:** FORT WORTH  
**Georeference:** 34665C-3-12  
**Subdivision:** RIVERWOOD ADDN AT RIVER PARK  
**Neighborhood Code:** 4R004D

**Latitude:** 32.7017333048  
**Longitude:** -97.4209707029  
**TAD Map:** 2024-376  
**MAPSCO:** TAR-088C



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** RIVERWOOD ADDN AT RIVER  
PARK Block 3 Lot 12

**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:** 1996  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 06797881  
**Site Name:** RIVERWOOD ADDN AT RIVER PARK-3-12  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,592  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 11,789  
**Land Acres<sup>\*</sup>:** 0.2706  
**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:**  
MITCHELL CHARLES B  
LANDER-MITCHELL CATHERINE A  
**Primary Owner Address:**  
3312 RIVERWOOD CT  
FORT WORTH, TX 76116

**Deed Date:** 6/29/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223115372](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PRICE ELI;PRICE RACHEL	9/13/2013	<a href="#">D213243470</a>	0000000	0000000
HUGHES JOHN R;HUGHES SYLVIA	2/28/1997	00126900000413	0012690	0000413
CHOICE HOMES TEXAS INC	6/27/1996	00124170000266	0012417	0000266
LAND ROVER LTD	1/1/1995	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	\$316,422	\$203,578	\$520,000	\$520,000
2024	\$316,422	\$203,578	\$520,000	\$520,000
2023	\$377,144	\$85,000	\$462,144	\$462,144
2022	\$383,833	\$75,000	\$458,833	\$391,292
2021	\$303,272	\$75,000	\$378,272	\$355,720
2020	\$248,382	\$75,000	\$323,382	\$323,382

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.