



Address: [3245 RIVER BEND DR](#)
City: HURST
Georeference: 26054-1-3
Subdivision: MILL CREEK WEST ADDITION
Neighborhood Code: 3M020V

Latitude: 32.8798059836
Longitude: -97.1767000108
TAD Map: 2096-440
MAPSCO: TAR-039P



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MILL CREEK WEST ADDITION
Block 1 Lot 3

Jurisdictions:

CITY OF HURST (028)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
BIRDVILLE ISD (902)

State Code: A

Year Built: 1999

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$531,560

Protest Deadline Date: 5/24/2024

Site Number: 07242158

Site Name: MILL CREEK WEST ADDITION-1-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,345

Percent Complete: 100%

Land Sqft^{*}: 8,250

Land Acres^{*}: 0.1893

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:

SANDERS PAUL
SANDERS TIFFANY

Primary Owner Address:

3245 RIVER BEND DR
HURST, TX 76054

Deed Date: 12/19/2003

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D203473441](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|------------------------------|------------|-----------------|-------------|-----------|
| CAMPBELL JOHN;CAMPBELL PAULA | 10/13/1999 | 00140620000281 | 0014062 | 0000281 |
| STINSON DEVELOPMENT CORP | 1/1/1998 | 000000000000000 | 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 | \$441,560 | \$90,000 | \$531,560 | \$445,885 |
| 2024 | \$441,560 | \$90,000 | \$531,560 | \$405,350 |
| 2023 | \$429,000 | \$90,000 | \$519,000 | \$368,500 |
| 2022 | \$270,000 | \$65,000 | \$335,000 | \$335,000 |
| 2021 | \$270,000 | \$65,000 | \$335,000 | \$335,000 |
| 2020 | \$270,000 | \$65,000 | \$335,000 | \$335,000 |

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.