



Address: [3227 RIVER BEND DR](#)
City: HURST
Georeference: 26054-1-9
Subdivision: MILL CREEK WEST ADDITION
Neighborhood Code: 3M020V

Latitude: 32.8783308073
Longitude: -97.1765242057
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 9

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: \$507,555

Protest Deadline Date: 5/24/2024

Site Number: 07242212

Site Name: MILL CREEK WEST ADDITION-1-9

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,530

Percent Complete: 100%

Land Sqft^{*}: 36,483

Land Acres^{*}: 0.8375

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

GOTCHER DONALD
GOTCHER SHIRLEY

Primary Owner Address:

3227 RIVER BEND DR
HURST, TX 76054-1900

Deed Date: 2/25/2000

Deed Volume: 0014239

Deed Page: 0000181

Instrument: 00142390000181

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ELITE CUSTOM HOMES INC	11/5/1999	00141010000239	0014101	0000239
CRANE JOE D;CRANE MARGARET J	4/23/1999	00137800000176	0013780	0000176
FUNCHESS GEORGE T;FUNCHESS MARCIE	11/11/1998	00135170000498	0013517	0000498
STINSON DEVELOPMENT CORP	1/1/1998	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	\$421,493	\$86,062	\$507,555	\$467,602
2024	\$421,493	\$86,062	\$507,555	\$425,093
2023	\$437,960	\$86,062	\$524,022	\$386,448
2022	\$351,702	\$62,156	\$413,858	\$351,316
2021	\$257,222	\$62,156	\$319,378	\$319,378
2020	\$257,307	\$62,156	\$319,463	\$319,463

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)
- DISABLED VET 70 to 99 PCT 11.22

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.