



Address: [3201 RIVER BEND DR](#)
City: HURST
Georeference: 26054-1-17
Subdivision: MILL CREEK WEST ADDITION
Neighborhood Code: 3M020V

Latitude: 32.8780533265
Longitude: -97.1743330032
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 17

Jurisdictions:

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

State Code: A

Year Built: 1999

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$539,472

Protest Deadline Date: 5/24/2024

Site Number: 07242301

Site Name: MILL CREEK WEST ADDITION-1-17

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,891

Percent Complete: 100%

Land Sqft^{*}: 9,261

Land Acres^{*}: 0.2126

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:

HENRY BEN R
HENRY SUSAN R

Primary Owner Address:

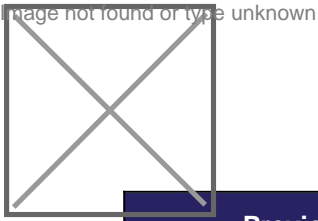
3201 RIVER BEND DR
HURST, TX 76054-1900

Deed Date: 2/25/2002

Deed Volume: 0015509

Deed Page: 0000092

Instrument: 00155090000092



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BENOY CHRISTOPHER MICHAEL	11/18/1999	00141100000344	0014110	0000344
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	\$449,472	\$90,000	\$539,472	\$524,922
2024	\$449,472	\$90,000	\$539,472	\$477,202
2023	\$500,327	\$90,000	\$590,327	\$433,820
2022	\$378,090	\$65,000	\$443,090	\$394,382
2021	\$293,529	\$65,000	\$358,529	\$358,529
2020	\$293,529	\$65,000	\$358,529	\$358,529

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.