



Address: [3204 RIVER BEND DR](#)
City: HURST
Georeference: 26054-3-12
Subdivision: MILL CREEK WEST ADDITION
Neighborhood Code: 3M020V

Latitude: 32.8785116068
Longitude: -97.1745938886
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 3 Lot 12

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
Protest Deadline Date: 5/24/2024

Site Number: 07242581
Site Name: MILL CREEK WEST ADDITION-3-12
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,726
Percent Complete: 100%
Land Sqft^{*}: 9,193
Land Acres^{*}: 0.2110
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:
KOZAKIS JOHN
Primary Owner Address:
6226 BRAESHEATHER DR
HOUSTON, TX 77096

Deed Date: 8/27/2019
Deed Volume:
Deed Page:
Instrument: [D219193864](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
THURMON ASHLEY;THURMON JEREMY	4/13/2012	D212093171	0000000	0000000
FALLING LINDA A;FALLING MARK R	3/31/1999	00137460000220	0013746	0000220
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	\$461,483	\$90,000	\$551,483	\$551,483
2024	\$461,483	\$90,000	\$551,483	\$551,483
2023	\$475,623	\$90,000	\$565,623	\$565,623
2022	\$378,976	\$65,000	\$443,976	\$443,976
2021	\$351,663	\$65,000	\$416,663	\$416,663
2020	\$353,357	\$65,000	\$418,357	\$418,357

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

There are no exemptions for this property

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.