



Address: [3212 RIVER BEND DR](#)
City: HURST
Georeference: 26054-3-14
Subdivision: MILL CREEK WEST ADDITION
Neighborhood Code: 3M020V

Latitude: 32.8785561726
Longitude: -97.1750380916
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 14

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: PROPERTY TAX LOCK (11667)

Notice Sent Date: 4/15/2025

Notice Value: \$539,582

Protest Deadline Date: 5/24/2024

Site Number: 07242611

Site Name: MILL CREEK WEST ADDITION-3-14

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,977

Percent Complete: 100%

Land Sqft^{*}: 8,966

Land Acres^{*}: 0.2058

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:

GAVEN MICHAEL
GAVEN HEATHER

Primary Owner Address:

3212 RIVER BEND DR
HURST, TX 76054-1907

Deed Date: 5/29/2007

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D207203843](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PRIMACY CLOSING CORP	5/29/2007	D207203842	0000000	0000000
FONTENOT DEBRA K;FONTENOT JAMES G	4/29/2004	D204134934	0000000	0000000
LEWIS CLINTON W;LEWIS TRICIA L	5/19/2003	D203443497	0000000	0000000
LEWIS CLINT;LEWIS TRICIA	3/23/2000	00142720000314	0014272	0000314
ELITE CUSTOM HOMES INC	9/17/1999	00140230000167	0014023	0000167
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	\$449,582	\$90,000	\$539,582	\$530,004
2024	\$449,582	\$90,000	\$539,582	\$481,822
2023	\$439,002	\$90,000	\$529,002	\$438,020
2022	\$405,175	\$65,000	\$470,175	\$398,200
2021	\$297,000	\$65,000	\$362,000	\$362,000
2020	\$297,000	\$65,000	\$362,000	\$362,000

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.