



Address: [3224 RIVER BEND DR](#)
City: HURST
Georeference: 26054-3-17
Subdivision: MILL CREEK WEST ADDITION
Neighborhood Code: 3M020V

Latitude: 32.8788241928
Longitude: -97.1756577665
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 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: \$421,605

Protest Deadline Date: 5/15/2025

Site Number: 07242654

Site Name: MILL CREEK WEST ADDITION-3-17

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,956

Percent Complete: 100%

Land Sqft^{*}: 8,390

Land Acres^{*}: 0.1926

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:

HEAP SUSAN

Primary Owner Address:

3224 RIVER BEND DR
HURST, TX 76054-1907

Deed Date: 6/15/2011

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D211146114](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GOHEEN BRIJIN;GOHEEN PAUL	10/7/2003	D203389705	0000000	0000000
TURNER ALAN F;TURNER CYNTHIA A	7/19/1999	00139290000272	0013929	0000272
TEXAS BEST CUSTOM HOMES INC	5/5/1999	00138170000112	0013817	0000112
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	\$331,605	\$90,000	\$421,605	\$415,804
2024	\$331,605	\$90,000	\$421,605	\$378,004
2023	\$382,698	\$90,000	\$472,698	\$343,640
2022	\$285,000	\$65,000	\$350,000	\$312,400
2021	\$219,000	\$65,000	\$284,000	\$284,000
2020	\$219,000	\$65,000	\$284,000	\$284,000

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.