



Address: [3228 RIVER BEND DR](#)
City: HURST
Georeference: 26054-3-18
Subdivision: MILL CREEK WEST ADDITION
Neighborhood Code: 3M020V

Latitude: 32.878943373
Longitude: -97.1758384608
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 18

Jurisdictions:

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

State Code: A

Year Built: 2000

Personal Property Account: N/A

Agent: OCONNOR & ASSOCIATES (00436)

Notice Sent Date: 4/15/2025

Notice Value: \$546,546

Protest Deadline Date: 5/24/2024

Site Number: 07242662

Site Name: MILL CREEK WEST ADDITION-3-18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,098

Percent Complete: 100%

Land Sqft^{*}: 8,301

Land Acres^{*}: 0.1905

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:

IYER VIJAY ABDUL
IYER FARRAH

Primary Owner Address:

3228 RIVER BEND DR
HURST, TX 76054-1907

Deed Date: 9/29/2008

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D208381644](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
STINSON ANISSA R;STINSON ROBT L	2/25/2000	00142340000281	0014234	0000281
TEXAS BEST CUSTOM HOMES INC	12/14/1999	00141460000410	0014146	0000410
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	\$434,684	\$90,000	\$524,684	\$497,794
2024	\$456,546	\$90,000	\$546,546	\$452,540
2023	\$483,000	\$90,000	\$573,000	\$411,400
2022	\$393,222	\$65,000	\$458,222	\$374,000
2021	\$275,000	\$65,000	\$340,000	\$340,000
2020	\$275,000	\$65,000	\$340,000	\$340,000

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.