



**Address:** [3240 RIVER BEND DR](#)  
**City:** HURST  
**Georeference:** 26054-3-21  
**Subdivision:** MILL CREEK WEST ADDITION  
**Neighborhood Code:** 3M020V

**Latitude:** 32.8794440539  
**Longitude:** -97.1761188742  
**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 21

**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

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$689,321

**Protest Deadline Date:** 5/24/2024

**Site Number:** 07242697

**Site Name:** MILL CREEK WEST ADDITION-3-21

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,691

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,408

**Land Acres<sup>\*</sup>:** 0.2618

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

VARUGHESE GEORGE  
VARUGHESE JOLLY

**Primary Owner Address:**

3240 RIVER BEND DR  
HURST, TX 76054-1907

**Deed Date:** 8/25/2005

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D205262365](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PRICE LAURA L	7/13/2000	001443300000039	0014433	0000039
ELITE CUSTOM HOMES INC	4/19/1999	001378000000174	0013780	0000174
STINSON DEVELOPMENT CORP	1/1/1998	000000000000000	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 <sup>+</sup>
2025	\$599,321	\$90,000	\$689,321	\$689,321
2024	\$599,321	\$90,000	\$689,321	\$630,436
2023	\$546,559	\$90,000	\$636,559	\$573,124
2022	\$456,022	\$65,000	\$521,022	\$521,022
2021	\$455,215	\$65,000	\$520,215	\$510,499
2020	\$399,090	\$65,000	\$464,090	\$464,090

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.