



Address: [3108 RIVER BEND DR](#)
City: COLLEYVILLE
Georeference: 26054-6-2
Subdivision: MILL CREEK WEST ADDITION
Neighborhood Code: 3M020V

Latitude: 32.878674503
Longitude: -97.1732355751
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 6 Lot 2

Jurisdictions:

CITY OF COLLEYVILLE (005)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
GRAPEVINE-COLLEYVILLE ISD (906)

State Code: A

Year Built: 2000

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$561,217

Protest Deadline Date: 5/24/2024

Site Number: 07392907

Site Name: MILL CREEK WEST ADDITION-6-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,786

Percent Complete: 100%

Land Sqft^{*}: 11,064

Land Acres^{*}: 0.2540

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:

OMEARA STEPHEN
OMEARA AMY

Primary Owner Address:

3108 RIVER BEND DR
HURST, TX 76054

Deed Date: 5/3/2019

Deed Volume:

Deed Page:

Instrument: [D219094692](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCKIERNAN EDWARD	11/2/2004	D204349764	0000000	0000000
MUSACCO NEILA;MUSACCO STEPHEN D	11/7/2001	00152610000301	0015261	0000301
STINSON ANISSA;STINSON ROBERT	5/30/2000	00143700000356	0014370	0000356
TEXAS BEST CUSTOM HOMES INC	2/3/2000	00142110000044	0014211	0000044
STINSON DEVELOPMENT CORP	1/1/1999	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	\$471,217	\$90,000	\$561,217	\$547,573
2024	\$471,217	\$90,000	\$561,217	\$497,794
2023	\$485,682	\$90,000	\$575,682	\$452,540
2022	\$386,683	\$65,000	\$451,683	\$411,400
2021	\$309,000	\$65,000	\$374,000	\$374,000
2020	\$309,000	\$65,000	\$374,000	\$374,000

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.