



Address: [3104 RIVER BEND DR](#)
City: COLLEYVILLE
Georeference: 26054-6-3
Subdivision: MILL CREEK WEST ADDITION
Neighborhood Code: 3M020V

Latitude: 32.8786467852
Longitude: -97.1727452195
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 3

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: \$650,638

Protest Deadline Date: 5/24/2024

Site Number: 07392974

Site Name: MILL CREEK WEST ADDITION-6-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,006

Percent Complete: 100%

Land Sqft^{*}: 18,425

Land Acres^{*}: 0.4230

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:

HIX RICHARD B
HIX JANET L

Primary Owner Address:

3104 RIVER BEND DR
HURST, TX 76054

Deed Date: 5/5/2017

Deed Volume:

Deed Page:

Instrument: [D217101612](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCMINDES JIMMA	1/22/2016	D216014633		
MCMINDES JIMMA;MCMINDES STEPHEN	6/1/2000	00143730000052	0014373	0000052
ELITE CUSTOM HOMES INC	1/3/2000	00141690000327	0014169	0000327
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	\$538,138	\$112,500	\$650,638	\$650,638
2024	\$538,138	\$112,500	\$650,638	\$628,174
2023	\$553,611	\$112,500	\$666,111	\$571,067
2022	\$437,902	\$81,250	\$519,152	\$519,152
2021	\$408,037	\$81,250	\$489,287	\$489,287
2020	\$409,898	\$81,250	\$491,148	\$468,632

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.