



Address: [3100 RIVER BEND DR](#)
City: COLLEYVILLE
Georeference: 26054-6-4
Subdivision: MILL CREEK WEST ADDITION
Neighborhood Code: 3M020V

Latitude: 32.878294804
Longitude: -97.1725895107
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 4

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: \$806,658

Protest Deadline Date: 5/24/2024

Site Number: 07393024

Site Name: MILL CREEK WEST ADDITION-6-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,809

Percent Complete: 100%

Land Sqft^{*}: 30,099

Land Acres^{*}: 0.6910

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:

AMES JOHN
AMES GERALYN

Primary Owner Address:

3100 RIVER BEND DR
HURST, TX 76054

Deed Date: 4/26/2019

Deed Volume:

Deed Page:

Instrument: [D219140178-CWD](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JACKSON JAMES R;JACKSON RHONDA L	12/13/2000	00146580000294	0014658	0000294
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	\$717,558	\$89,100	\$806,658	\$784,477
2024	\$717,558	\$89,100	\$806,658	\$713,161
2023	\$590,900	\$89,100	\$680,000	\$648,328
2022	\$524,745	\$70,200	\$594,945	\$589,389
2021	\$465,608	\$70,200	\$535,808	\$535,808
2020	\$473,113	\$62,695	\$535,808	\$535,808

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.