



Address: [3103 RIVER BEND DR](#)
City: COLLEYVILLE
Georeference: 26054-6-5
Subdivision: MILL CREEK WEST ADDITION
Neighborhood Code: 3M020V

Latitude: 32.8780117229
Longitude: -97.172805461
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 5

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: 2001

Personal Property Account: N/A

Agent: CANTRELL MCCULLOCH INC (00751)

Notice Sent Date: 4/15/2025

Notice Value: \$627,158

Protest Deadline Date: 5/24/2024

Site Number: 07393040

Site Name: MILL CREEK WEST ADDITION-6-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,474

Percent Complete: 100%

Land Sqft^{*}: 29,533

Land Acres^{*}: 0.6780

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:

GOWANI ALI
KARAMALI NIMIRA

Primary Owner Address:

3103 RIVER BEND DR
HURST, TX 76054

Deed Date: 7/20/2015

Deed Volume:

Deed Page:

Instrument: [D215163914](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-------------------------------|------------|----------------------------|-------------|-----------|
| GOWANI AKBERALI;GOWANI YASMIN | 7/14/2015 | D215154755 | | |
| GOWANI ALI ETAL | 12/27/2012 | D212317113 | 0000000 | 0000000 |
| GOWANI AKBERALI;GOWANI YASMIN | 3/16/2012 | D212065854 | 0000000 | 0000000 |
| BRANDON BRAD;BRANDON DONNA | 11/28/2008 | 000000000000000 | 0000000 | 0000000 |
| SISK BRAD BRANDON;SISK DONNA | 6/16/2008 | D208263068 | 0000000 | 0000000 |
| JUAREZ MARCO | 4/6/2005 | D205101328 | 0000000 | 0000000 |
| HENDERSON RON | 2/15/2002 | 00155320000185 | 0015532 | 0000185 |
| ELITE CUSTOM HOMES INC | 1/3/2000 | 00141690000327 | 0014169 | 0000327 |
| STINSON DEVELOPMENT CORP | 1/1/1999 | 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 ⁺ |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$538,058 | \$89,100 | \$627,158 | \$583,182 |
| 2024 | \$538,058 | \$89,100 | \$627,158 | \$530,165 |
| 2023 | \$526,900 | \$89,100 | \$616,000 | \$481,968 |
| 2022 | \$440,650 | \$64,350 | \$505,000 | \$438,153 |
| 2021 | \$323,321 | \$75,000 | \$398,321 | \$398,321 |
| 2020 | \$323,321 | \$75,000 | \$398,321 | \$398,321 |

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.