



Address: [3107 RIVER BEND DR](#)
City: COLLEYVILLE
Georeference: 26054-6-6
Subdivision: MILL CREEK WEST ADDITION
Neighborhood Code: 3M020V

Latitude: 32.8780244919
Longitude: -97.1732787251
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 6
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
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$594,372
Protest Deadline Date: 5/24/2024

Site Number: 07393083
Site Name: MILL CREEK WEST ADDITION-6-6
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,678
Percent Complete: 100%
Land Sqft^{*}: 12,371
Land Acres^{*}: 0.2840
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:
WASLASKI JAMES
Primary Owner Address:
3107 RIVER BEND DR
HURST, TX 76054-1909

Deed Date: 2/1/2000
Deed Volume: 0014207
Deed Page: 0000012
Instrument: 00142070000012

Previous Owners	Date	Instrument	Deed Volume	Deed Page
STINSON DEVELOPMENT CORP	1/1/1999	0000000000000000	00000000	00000000



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	\$487,497	\$106,875	\$594,372	\$590,503
2024	\$487,497	\$106,875	\$594,372	\$536,821
2023	\$501,482	\$106,875	\$608,357	\$488,019
2022	\$386,830	\$77,188	\$464,018	\$443,654
2021	\$326,134	\$77,188	\$403,322	\$403,322
2020	\$359,188	\$77,188	\$436,376	\$411,594

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.