



Address: [3111 RIVER BEND DR](#)
City: COLLEYVILLE
Georeference: 26054-6-7
Subdivision: MILL CREEK WEST ADDITION
Neighborhood Code: 3M020V

Latitude: 32.8780199492
Longitude: -97.1735360375
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 7

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: \$594,677

Protest Deadline Date: 5/24/2024

Site Number: 07393105

Site Name: MILL CREEK WEST ADDITION-6-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,895

Percent Complete: 100%

Land Sqft^{*}: 12,109

Land Acres^{*}: 0.2780

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:

HOPKINS LINDSEY Y

Primary Owner Address:

3111 RIVER BEND DR
HURST, TX 76054-1909

Deed Date: 9/4/2020

Deed Volume:

Deed Page:

Instrument: [D220231938](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FUCINARO KAITY M;MORROW THOMAS W	2/28/2017	D217047820		
JOHNSON KATHERINE ELIZABETH	7/1/2009	00000000000000	0000000	0000000
JOHNSON JOSEPH W EST;JOHNSON KAT	9/27/2004	D204309498	0000000	0000000
BANK ONE NA	4/6/2004	D204117137	0000000	0000000
SMITH MARY A;SMITH ROY	8/17/2000	00144880000199	0014488	0000199
BENOY CHRISTOPHER MICHAEL	6/15/2000	00143980000281	0014398	0000281
TEXAS BEST CUSTOM HOMES INC	6/14/2000	00143980000280	0014398	0000280
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	\$487,802	\$106,875	\$594,677	\$594,677
2024	\$487,802	\$106,875	\$594,677	\$577,885
2023	\$502,759	\$106,875	\$609,634	\$525,350
2022	\$400,403	\$77,188	\$477,591	\$477,591
2021	\$371,471	\$77,188	\$448,659	\$448,659
2020	\$348,744	\$77,188	\$425,932	\$425,932

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.