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**Address:** [3204 RIVERLAKES DR](#)  
**City:** FORT WORTH  
**Georeference:** 23264H-12-17  
**Subdivision:** LAKES OF RIVER TRAILS ADDITION  
**Neighborhood Code:** 3T010B

**Latitude:** 32.8063827251  
**Longitude:** -97.1970060935  
**TAD Map:** 2090-412  
**MAPSCO:** TAR-052Y



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This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** LAKES OF RIVER TRAILS  
ADDITION Block 12 Lot 17

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
HURST-EULESS-BEDFORD ISD (916)

**Site Number:** 40681718  
**Site Name:** LAKES OF RIVER TRAILS ADDITION-12-17  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,853  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,500  
**Land Acres<sup>\*</sup>:** 0.1262  
**Pool:** N

**State Code:** A  
**Year Built:** 2005  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$420,000  
**Protest Deadline Date:** 5/24/2024

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

MATHEW TERRY  
MATHEW JESSY

**Primary Owner Address:**  
3204 RIVERLAKES DR  
HURST, TX 76053-7443

**Deed Date:** 9/20/2005  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D205283161](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TARRANT ACQUISITION LTD	5/31/2005	<a href="#">D205162669</a>	0000000	0000000
RIVERBEND INVESTMENT LTD	1/1/2004	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 <sup>+</sup>
2025	\$320,000	\$75,000	\$395,000	\$395,000
2024	\$345,000	\$75,000	\$420,000	\$396,174
2023	\$430,359	\$50,000	\$480,359	\$360,158
2022	\$308,251	\$50,000	\$358,251	\$327,416
2021	\$247,651	\$50,000	\$297,651	\$297,651
2020	\$247,651	\$50,000	\$297,651	\$297,651

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.