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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⁺⁺⁺: 2,853
Percent Complete: 100%
Land Sqft^{*}: 5,500
Land Acres^{*}: 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

⁺⁺⁺ Rounded.

^{*} 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	D205162669	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 ⁺
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.