



**Address:** [3216 RIVERLAKES DR](#)  
**City:** FORT WORTH  
**Georeference:** 23264H-12-20  
**Subdivision:** LAKES OF RIVER TRAILS ADDITION  
**Neighborhood Code:** 3T010B

**Latitude:** 32.8069570272  
**Longitude:** -97.1969024085  
**TAD Map:** 2090-412  
**MAPSCO:** TAR-052Y



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** LAKES OF RIVER TRAILS  
ADDITION Block 12 Lot 20

**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)

**State Code:** A  
**Year Built:** 2005  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$416,598  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 40681742  
**Site Name:** LAKES OF RIVER TRAILS ADDITION-12-20  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,932  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 11,761  
**Land Acres<sup>\*</sup>:** 0.2699  
**Pool:** Y

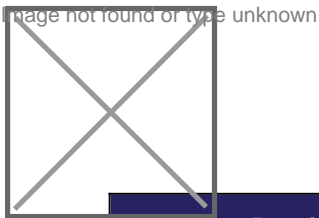
<sup>+++</sup> Rounded.

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

**OWNER INFORMATION**

**Current Owner:**  
SCHROEDER JAMES AND PATRICIA TRUST  
**Primary Owner Address:**  
3216 RIVERLAKES DR  
HURST, TX 76053

**Deed Date:** 9/20/2018  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D218213780](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
TEAGUE CHARLES;TEAGUE DENISE	9/8/2005	<a href="#">D205272447</a>	0000000	0000000
TARRANT ACQUISITION LTD	5/12/2005	<a href="#">D205140453</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	\$300,000	\$75,000	\$375,000	\$375,000
2024	\$341,598	\$75,000	\$416,598	\$366,025
2023	\$364,108	\$50,000	\$414,108	\$332,750
2022	\$284,842	\$50,000	\$334,842	\$302,500
2021	\$238,012	\$50,000	\$288,012	\$275,000
2020	\$200,000	\$50,000	\$250,000	\$250,000

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)
- DISABLED VET 100 PCT 11.131
- DISABLED VET 70 to 99 PCT 11.22

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.