



Address: [3217 RIVERLAKES DR](#)
City: FORT WORTH
Georeference: 23264H-12-22
Subdivision: LAKES OF RIVER TRAILS ADDITION
Neighborhood Code: 3T010B

Latitude: 32.8070536515
Longitude: -97.1973959194
TAD Map: 2090-412
MAPSCO: TAR-066C



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 22

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: 40681769

Site Name: LAKES OF RIVER TRAILS ADDITION-12-22

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,055

Percent Complete: 100%

Land Sqft^{*}: 12,196

Land Acres^{*}: 0.2799

State Code: A

Year Built: 2006

Personal Property Account: N/A

Agent: NORTH TEXAS PROPERTY TAX SERV (0855)N

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:

HEATLEY MATT

Primary Owner Address:

3217 RIVERLAKES DR
HURST, TX 76053-7444

Deed Date: 8/27/2013

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D213234298](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CLARK SHIRLEY L	5/22/2008	D213234297	0000000	0000000
ROGERS SHIRLEY;ROGERS STACY	3/31/2006	D206099479	0000000	0000000
TARRANT ACQUISITION LTD	11/18/2005	D205356065	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	\$221,800	\$75,000	\$296,800	\$296,800
2024	\$260,200	\$75,000	\$335,200	\$335,200
2023	\$304,700	\$50,000	\$354,700	\$312,785
2022	\$277,817	\$50,000	\$327,817	\$284,350
2021	\$215,000	\$50,000	\$265,000	\$258,500
2020	\$185,000	\$50,000	\$235,000	\$235,000

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)

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.