



Address: [3100 CAMELLIA ROSE DR # 113](#)
City: FORT WORTH
Georeference: 34492C-1-113
Subdivision: RIVER BEND VILLAS CONDOMINIUM
Neighborhood Code: A4R010G

Latitude: 32.7035129305
Longitude: -97.4210709996
TAD Map: 2024-376
MAPSCO: TAR-074Y



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RIVER BEND VILLAS
CONDOMINIUM BLDG 1 UNIT 113 & .9091% OF
COMMON AREA PER PLAT C26-178

Jurisdictions:

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- FORT WORTH ISD (905)

State Code: A
Year Built: 2005
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 40934527
Site Name: RIVER BEND VILLAS CONDOMINIUM-1-113
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,580
Percent Complete: 100%
Land Sqft^{*}: 0
Land Acres^{*}: 0.0000
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:
LANE LINDA
Primary Owner Address:
3100 CAMELLIA ROSE DR #113
FORT WORTH, TX 76116

Deed Date: 11/18/2016
Deed Volume:
Deed Page:
Instrument: [D216272001](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
COLLETT PATRICIA;COLLETT RICHARD	5/25/2012	D212128917	0000000	0000000
KOWALSKI PETER C	1/31/2006	D206031871	0000000	0000000
RIVER BEND VILLAS LP	1/1/2005	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	\$326,188	\$80,000	\$406,188	\$406,188
2024	\$326,188	\$80,000	\$406,188	\$406,188
2023	\$344,773	\$55,000	\$399,773	\$374,000
2022	\$285,000	\$55,000	\$340,000	\$340,000
2021	\$260,899	\$55,000	\$315,899	\$315,899
2020	\$262,121	\$55,000	\$317,121	\$317,121

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.