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**Address:** [3201 CAMELLIA ROSE CT # 1013](#)  
**City:** FORT WORTH  
**Georeference:** 34492C-10-1013  
**Subdivision:** RIVER BEND VILLAS CONDOMINIUM  
**Neighborhood Code:** A4R010G

**Latitude:** 32.7037155078  
**Longitude:** -97.4216594868  
**TAD Map:** 2024-376  
**MAPSCO:** TAR-074Y



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

## PROPERTY DATA

**Legal Description:** RIVER BEND VILLAS  
CONDOMINIUM BLDG 10 UNIT 1013 & .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)

**Site Number:** 40934616  
**Site Name:** RIVER BEND VILLAS CONDOMINIUM-10-1013  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,883  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 0  
**Land Acres<sup>\*</sup>:** 0.0000

**State Code:** A

**Year Built:** 2005

**Personal Property Account:** N/A

**Agent:** ROBERT OLA COMPANY LLC dba OLA TAX (00955)

**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:**

MEDLIN KEVIN B  
MEDLIN PAMELA D

**Primary Owner Address:**

3201 CAMELIA ROSE CT UNIT 1013  
FORT WORTH, TX 76116

**Deed Date:** 7/29/2022  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D222190706](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JONES MATTIE LOU EST	5/23/2012	<a href="#">D213023869</a>	0000000	0000000
JONES MATTIE;JONES RALPH L EST	3/8/2006	<a href="#">D206073112</a>	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 <sup>+</sup>
2025	\$311,156	\$80,000	\$391,156	\$391,156
2024	\$337,000	\$80,000	\$417,000	\$417,000
2023	\$334,000	\$55,000	\$389,000	\$389,000
2022	\$338,428	\$55,000	\$393,428	\$393,428
2021	\$297,891	\$55,000	\$352,891	\$352,891
2020	\$299,286	\$55,000	\$354,286	\$354,286

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.