



**Address:** [3211 ROSEMEADE DR # 1311](#)  
**City:** FORT WORTH  
**Georeference:** 34492C-13-1311  
**Subdivision:** RIVER BEND VILLAS CONDOMINIUM  
**Neighborhood Code:** A4R010G

**Latitude:** 32.7037989519  
**Longitude:** -97.4221164961  
**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 13 UNIT 1311 & .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  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$417,992  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 40934675  
**Site Name:** RIVER BEND VILLAS CONDOMINIUM-13-1311  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,658  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 0  
**Land Acres<sup>\*</sup>:** 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:**  
LUTZ FAMILY TRUST  
**Primary Owner Address:**  
3211 ROSEMEADE DR UNIT 1311  
FORT WORTH, TX 76116

**Deed Date:** 4/10/2024  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D224062627](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BRIDGE MELVIN A;BRIDGE RUTH A	4/27/2023	<a href="#">D223071750</a>		
FIORE DANIEL	3/26/2019	<a href="#">D219061146</a>		
OLSON BILLYE S	6/23/2006	<a href="#">D206201565</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	\$337,992	\$80,000	\$417,992	\$417,992
2024	\$337,992	\$80,000	\$417,992	\$417,992
2023	\$357,283	\$55,000	\$412,283	\$393,500
2022	\$306,849	\$55,000	\$361,849	\$357,727
2021	\$270,206	\$55,000	\$325,206	\$325,206
2020	\$271,472	\$55,000	\$326,472	\$326,472

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.