



Address: [3211 ROSEMEADE DR # 1313](#)
City: FORT WORTH
Georeference: 34492C-13-1313
Subdivision: RIVER BEND VILLAS CONDOMINIUM
Neighborhood Code: A4R010G

Latitude: 32.7038774859
Longitude: -97.4223479192
TAD Map: 2018-376
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 1313 & .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: THE RAY TAX GROUP LLC (01008)

Protest Deadline Date: 5/24/2024

Site Number: 40934691
Site Name: RIVER BEND VILLAS CONDOMINIUM-13-1313
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:

PRINS ORVILLE
PRINS CATHY S

Primary Owner Address:

4309 TIFFANY PARK LN
COLLEYVILLE, TX 76034

Deed Date: 11/8/2006
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D206356117](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RIVER BEND VILLAS LP	1/1/2005	0000000000000000	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	\$187,497	\$80,000	\$267,497	\$267,497
2024	\$246,535	\$80,000	\$326,535	\$326,535
2023	\$312,791	\$55,000	\$367,791	\$367,791
2022	\$260,899	\$55,000	\$315,899	\$315,899
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

There are no exemptions for this property

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.