



**Address:** [3225 ROSEMEADE DR # 1811](#)  
**City:** FORT WORTH  
**Georeference:** 34492C-18-1811  
**Subdivision:** RIVER BEND VILLAS CONDOMINIUM  
**Neighborhood Code:** A4R010G

**Latitude:** 32.7033519335  
**Longitude:** -97.4224203986  
**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 18 UNIT 1811 & .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:** 2006  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 40934756  
**Site Name:** RIVER BEND VILLAS CONDOMINIUM-18-1811  
**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.

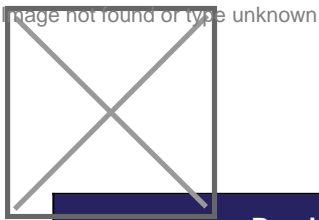
\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

**OWNER INFORMATION**

**Current Owner:**

WEGNER MICHAEL EDWARD  
WEGNER THERESA DIANE  
**Primary Owner Address:**  
3225 ROSEMEADE DR UNIT 1811  
FORT WORTH, TX 76116-0975

**Deed Date:** 2/8/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223029528](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
EDWARDS SHARON D	6/30/2021	142-21-130679		
EDWARDS ARTHUR EST;EDWARDS SHARON	6/30/2006	<a href="#">D206199582</a>	0000000	0000000
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 <sup>+</sup>
2025	\$320,000	\$80,000	\$400,000	\$400,000
2024	\$320,000	\$80,000	\$400,000	\$400,000
2023	\$345,000	\$55,000	\$400,000	\$396,879
2022	\$309,813	\$55,000	\$364,813	\$360,799
2021	\$272,999	\$55,000	\$327,999	\$327,999
2020	\$274,271	\$55,000	\$329,271	\$329,271

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)
- DISABLED VET 70 to 99 PCT 11.22

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.