



**Address:** [3120 CAMELLIA ROSE DR # 311](#)  
**City:** FORT WORTH  
**Georeference:** 34492C-3-311  
**Subdivision:** RIVER BEND VILLAS CONDOMINIUM  
**Neighborhood Code:** A4R010G

**Latitude:** 32.704238086  
**Longitude:** -97.4211791665  
**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 3 UNIT 311 & .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:** OWNWELL INC (12140)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 40995763  
**Site Name:** RIVER BEND VILLAS CONDOMINIUM-3-311  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size+++:** 1,658  
**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:**

CHRISTIE MARYANNA M

**Primary Owner Address:**

3120 CAMELLIA ROSE DR UNIT 311  
FORT WORTH, TX 76116

**Deed Date:** 7/30/2015  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D215168854](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DECOSTER FRANCOIS	4/30/2015	<a href="#">D215089530</a>		
GABLE CLAUDINE EST	5/27/2007	000000000000000	0000000	0000000
GABLE CLAUDINE;GABLE D M EST	8/22/2006	<a href="#">D206263921</a>	0000000	0000000
RIVER BEND VILLAS LP	1/1/2006	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	\$341,103	\$80,000	\$421,103	\$421,103
2024	\$341,103	\$80,000	\$421,103	\$421,103
2023	\$360,484	\$55,000	\$415,484	\$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)

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.