



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 | D215089530 | | |
| GABLE CLAUDINE EST | 5/27/2007 | 000000000000000 | 0000000 | 0000000 |
| GABLE CLAUDINE;GABLE D M EST | 8/22/2006 | D206263921 | 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 ⁺ |
|------|--------------------|-------------|--------------|------------------------------|
| 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.