



**Address:** [3120 CAMELLIA ROSE DR # 312](#)  
**City:** FORT WORTH  
**Georeference:** 34492C-3-312  
**Subdivision:** RIVER BEND VILLAS CONDOMINIUM  
**Neighborhood Code:** A4R010G

**Latitude:** 32.7043132757  
**Longitude:** -97.4212549839  
**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 312 & .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:** 40995771  
**Site Name:** RIVER BEND VILLAS CONDOMINIUM-3-312  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,580  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 0  
**Land Acres<sup>\*</sup>:** 0.0000  
**Pool:** N

<sup>+++</sup> Rounded.

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

**OWNER INFORMATION**

**Current Owner:**  
BARNETT FAMILY TRUST, THE  
**Primary Owner Address:**  
3120 CAMELLIA ROSE DR # 312  
FORT WORTH, TX 76116

**Deed Date:** 7/14/2022  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D222178191](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DAVIS NANCY G EST	10/10/2014	<a href="#">D214224762</a>		
RECTOR AVA J;RECTOR HOWARD D	9/29/2006	<a href="#">D206308301</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	\$329,243	\$80,000	\$409,243	\$409,243
2024	\$329,243	\$80,000	\$409,243	\$409,243
2023	\$347,915	\$55,000	\$402,915	\$402,915
2022	\$299,108	\$55,000	\$354,108	\$354,108
2021	\$263,648	\$55,000	\$318,648	\$318,648
2020	\$264,876	\$55,000	\$319,876	\$319,876

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.