



Address: [3140 CAMELLIA ROSE DR # 511](#)
City: FORT WORTH
Georeference: 34492C-5-511
Subdivision: RIVER BEND VILLAS CONDOMINIUM
Neighborhood Code: A4R010G

Latitude: 32.7047896213
Longitude: -97.4217394331
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 5 UNIT 511 & .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: 40995860
Site Name: RIVER BEND VILLAS CONDOMINIUM-5-511
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:
MCLAUGHLIN CHARLENE M
Primary Owner Address:
3140 CAMELLA ROSE DR UNIT 511
FORT WORTH, TX 76116

Deed Date: 8/14/2023
Deed Volume:
Deed Page:
Instrument: [D224011076](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCLAUGHLIN CHARLENE;MCLAUGHLIN JOHN	11/3/2006	D206354757	0000000	0000000
RIVER BEND VILLAS LP	1/1/2006	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	\$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.