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Address: [3140 CAMELLIA ROSE DR # 513](#)
City: FORT WORTH
Georeference: 34492C-5-513
Subdivision: RIVER BEND VILLAS CONDOMINIUM
Neighborhood Code: A4R010G

Latitude: 32.7047546951
Longitude: -97.421987723
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 513 & .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: 40995887

Site Name: RIVER BEND VILLAS CONDOMINIUM-5-513

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:

BROOM STEVEN M

BROOM SHIRLEY

Primary Owner Address:

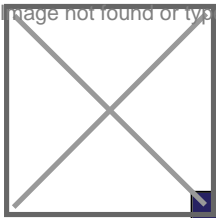
3140 CAMELLIA ROSE DR UNIT 513
FORT WORTH, TX 76116-0957

Deed Date: 6/20/2012

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D212149011](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
JUNG KATHARINA	3/16/2007	D207096058	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	\$396,651
2022	\$308,901	\$55,000	\$363,901	\$360,592
2021	\$272,811	\$55,000	\$327,811	\$327,811
2020	\$272,811	\$55,000	\$327,811	\$327,811

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.