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Address: [3841 RIVERHILLS VIEW DR](#)
City: FORT WORTH
Georeference: 11069-1-2
Subdivision: EDWARDS RANCH RIVERHILLS ADD
Neighborhood Code: 4T025A

Latitude: 32.6916094433
Longitude: -97.3991140797
TAD Map: 2030-372
MAPSCO: TAR-089E



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This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: EDWARDS RANCH
RIVERHILLS ADD Block 1 Lot 2

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)

Site Number: 41296656
Site Name: EDWARDS RANCH RIVERHILLS ADD-1-2
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 4,403
Percent Complete: 100%
Land Sqft^{*}: 17,424
Land Acres^{*}: 0.4000
Pool: N

State Code: A
Year Built: 2012
Personal Property Account: N/A
Agent: None
Notice Sent Date: 5/1/2025
Notice Value: \$1,747,399
Protest Deadline Date: 5/24/2024

+++ Rounded.

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

OWNER INFORMATION

Current Owner:
BRAZELTON SARA LINN
Primary Owner Address:
3841 RIVERHILLS VIEW DR
FORT WORTH, TX 76109-4863

Deed Date: 11/29/2011
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D211287523](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RIVERHILLS RANCH LP	1/1/2007	00000000000000	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	\$1,356,944	\$331,056	\$1,688,000	\$1,688,000
2024	\$1,416,343	\$331,056	\$1,747,399	\$1,691,088
2023	\$1,267,273	\$331,056	\$1,598,329	\$1,537,353
2022	\$1,168,944	\$331,056	\$1,500,000	\$1,397,594
2021	\$939,484	\$331,056	\$1,270,540	\$1,270,540
2020	\$939,484	\$331,056	\$1,270,540	\$1,270,540

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.