



# Tarrant Appraisal District Property Information | PDF Account Number: 41296656

# Address: <u>3841 RIVERHILLS VIEW DR</u>

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) Site Number: 41296656 **TARRANT COUNTY (220) TARRANT REGIONAL WATER DISTRICT (223) TARRANT COUNTY HOSPITAL (224)** Parcels: 1 **TARRANT COUNTY COLLEGE (225)** FORT WORTH ISD (905) State Code: A Year Built: 2012 Personal Property Account: N/A Agent: None Pool: N Notice Sent Date: 5/1/2025 Notice Value: \$1,747,399 Protest Deadline Date: 5/24/2024

Site Number: 41290000 Site Name: EDWARDS RANCH RIVERHILLS ADD-1-2 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 4,403 Percent Complete: 100% Land Sqft<sup>\*</sup>: 17,424 Land Acres<sup>\*</sup>: 0.4000 Pool: N

#### +++ Rounded.

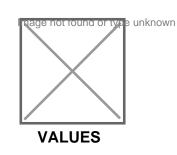
\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

### **OWNER INFORMATION**

### Current Owner: 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	000000000000000000000000000000000000000	000000	0000000



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. <u>Tarrant County Tax Office Account Information</u>.

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.