



Address: [3757 RIVERHILLS DR](#)
City: FORT WORTH
Georeference: 11069-1-8
Subdivision: EDWARDS RANCH RIVERHILLS ADD
Neighborhood Code: 4T025A

Latitude: 32.6934390929
Longitude: -97.3992789928
TAD Map: 2030-372
MAPSCO: TAR-089E



Google Map or type unknown

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

PROPERTY DATA

Legal Description: EDWARDS RANCH
RIVERHILLS ADD Block 1 Lot 8

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: 2019

Personal Property Account: N/A

Agent: None

Notice Sent Date: 5/1/2025

Notice Value: \$2,764,687

Protest Deadline Date: 5/24/2024

Site Number: 41296710

Site Name: EDWARDS RANCH RIVERHILLS ADD-1-8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 7,658

Percent Complete: 100%

Land Sqft^{*}: 27,007

Land Acres^{*}: 0.6199

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

MCCRACKEN MICHAEL

Primary Owner Address:

3757 RIVERHILLS VIEW DR
FORT WORTH, TX 76109

Deed Date: 3/18/2019

Deed Volume:

Deed Page:

Instrument: [D219052550](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HULSE ANGIE;HULSE SAMUEL	2/13/2019	D219028558		
MARGARITIS CATHERINE;MARGARITIS WILLIAM	5/7/2018	D218098044		
MEREKEN LAND & PRODUCTION CO	1/10/2008	D208014659	0000000	0000000
V FINE HOMES LP	1/10/2008	D208014658	0000000	0000000
RIVERHILLS RANCH LP	1/1/2007	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	\$2,354,181	\$410,506	\$2,764,687	\$2,662,000
2024	\$2,354,181	\$410,506	\$2,764,687	\$2,420,000
2023	\$1,938,459	\$410,506	\$2,348,965	\$2,200,000
2022	\$1,589,494	\$410,506	\$2,000,000	\$2,000,000
2021	\$1,681,793	\$410,506	\$2,092,299	\$2,092,299
2020	\$328,494	\$410,506	\$739,000	\$739,000

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.