



Address: [3816 AVIEMORE DR](#)
City: FORT WORTH
Georeference: 11069-3-7
Subdivision: EDWARDS RANCH RIVERHILLS ADD
Neighborhood Code: 4T025A

Latitude: 32.6923922073
Longitude: -97.4009424048
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 3 Lot 7

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: 2015
Personal Property Account: N/A
Agent: SOUTHLAND PROPERTY TAX CONSULTANTS, INC (00344)
Notice Sent Date: 4/15/2025
Notice Value: \$1,687,000
Protest Deadline Date: 5/24/2024

Site Number: 41296915
Site Name: EDWARDS RANCH RIVERHILLS ADD-3-7
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 4,076
Percent Complete: 100%
Land Sqft^{*}: 16,553
Land Acres^{*}: 0.3800

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

OWNER INFORMATION

Current Owner:
WIEGAND CLIFTON R
WIEGAND SCHUYLER
Primary Owner Address:
3816 AVIEMORE DR
FORT WORTH, TX 76109

Deed Date: 7/17/2024
Deed Volume:
Deed Page:
Instrument: 142-24-126649

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SMITH KAYMARIE	12/15/2021	D221371731		
WIEGAND CLIFTON R;WIEGAND SCHUYLER	8/25/2012	D212208953		
CLIFTON R & SCHUYLER WIEGAND	8/24/2012	D212208953	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	\$1,372,493	\$314,507	\$1,687,000	\$1,687,000
2024	\$1,372,493	\$314,507	\$1,687,000	\$1,683,846
2023	\$1,216,262	\$314,507	\$1,530,769	\$1,530,769
2022	\$1,295,801	\$314,507	\$1,610,308	\$1,610,308
2021	\$930,909	\$314,507	\$1,245,416	\$974,595
2020	\$986,360	\$314,507	\$1,300,867	\$885,995

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.