



Address: [3808 AVIEMORE DR](#)
City: FORT WORTH
Georeference: 11069-3-8
Subdivision: EDWARDS RANCH RIVERHILLS ADD
Neighborhood Code: 4T025A

Latitude: 32.6926751459
Longitude: -97.4009744453
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 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)

Site Number: 41296923

Site Name: EDWARDS RANCH RIVERHILLS ADD-3-8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,204

Percent Complete: 100%

Land Sqft^{*}: 16,553

Land Acres^{*}: 0.3800

State Code: A

Year Built: 2011

Personal Property Account: N/A

Agent: LAW OFFICE OF TIFFANY HAMIL (05943) **Pool:** N

Notice Sent Date: 4/15/2025

Notice Value: \$1,611,000

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:

ROSELL ANDREW
ROSELL JENNIFER

Primary Owner Address:

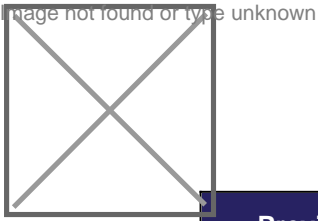
3808 AVIEMORE DR
FORT WORTH, TX 76109-4859

Deed Date: 2/3/2011

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D211032760](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
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	\$1,296,493	\$314,507	\$1,611,000	\$1,610,510
2024	\$1,296,493	\$314,507	\$1,611,000	\$1,464,100
2023	\$1,119,493	\$314,507	\$1,434,000	\$1,331,000
2022	\$1,205,493	\$314,507	\$1,520,000	\$1,210,000
2021	\$785,493	\$314,507	\$1,100,000	\$1,100,000
2020	\$785,493	\$314,507	\$1,100,000	\$1,100,000

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.