



**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<sup>+++</sup>:** 4,204  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 16,553  
**Land Acres<sup>\*</sup>:** 0.3800  
**Pool:** N

**State Code:** A  
**Year Built:** 2011  
**Personal Property Account:** N/A  
**Agent:** LAW OFFICE OF TIFFANY HAMIL (05943)  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$1,611,000  
**Protest Deadline Date:** 5/24/2024

+++ Rounded.

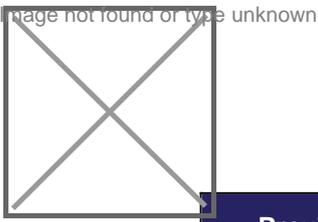
\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## 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 <sup>+</sup>
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.