



Address: [3640 MIDDLEWOOD DR](#)
City: FORT WORTH
Georeference: 11069-3-13
Subdivision: EDWARDS RANCH RIVERHILLS ADD
Neighborhood Code: 4T025A

Latitude: 32.6958283899
Longitude: -97.4026533943
TAD Map: 2030-372
MAPSCO: TAR-089A



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 13

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: 41296982
Site Name: EDWARDS RANCH RIVERHILLS ADD-3-13
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 7,800
Percent Complete: 100%
Land Sqft^{*}: 26,572
Land Acres^{*}: 0.6100
Pool: Y

State Code: A

Year Built: 2009

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$3,237,953

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:

SIZEMORE BRIAN
SIZEMORE CHRISTINE KEYES

Primary Owner Address:

3640 MIDDLEWOOD DR
FORT WORTH, TX 76109

Deed Date: 7/25/2024

Deed Volume:

Deed Page:

Instrument: [D224131658](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
COLLINGE CORY A;COLLINGE HEATHER J	6/15/2018	D218131921		
JEFFERIES ANN J;JEFFERIES KIRK C	8/1/2013	D213204404	0000000	0000000
PERIOD HOMES INC	9/22/2008	D208370538	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	\$2,411,672	\$504,868	\$2,916,540	\$2,916,540
2024	\$2,733,085	\$504,868	\$3,237,953	\$2,225,417
2023	\$1,827,864	\$504,868	\$2,332,732	\$2,023,106
2022	\$1,883,864	\$504,868	\$2,388,732	\$1,839,187
2021	\$1,289,533	\$504,868	\$1,794,401	\$1,671,988
2020	\$1,015,121	\$504,868	\$1,519,989	\$1,519,989

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

There are no exemptions for this property

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.