



**Address:** [3708 RIVERHILLS VIEW DR](#)  
**City:** FORT WORTH  
**Georeference:** 11069-5-2  
**Subdivision:** EDWARDS RANCH RIVERHILLS ADD  
**Neighborhood Code:** 4T025A

**Latitude:** 32.695705718  
**Longitude:** -97.4000887993  
**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 5 Lot 2

**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:** 2009  
**Personal Property Account:** N/A  
**Agent:** GLENN GAROON (00233)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 41297156  
**Site Name:** EDWARDS RANCH RIVERHILLS ADD-5-2  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 7,010  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 34,848  
**Land Acres<sup>\*</sup>:** 0.8000  
**Pool:** Y

<sup>+++</sup> Rounded.  
<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

**OWNER INFORMATION**

**Current Owner:**  
WERNER LON  
WERNER LAURIE  
**Primary Owner Address:**  
3708 RIVERHILLS VIEW DR  
FORT WORTH, TX 76109-4862

**Deed Date:** 11/7/2007  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D207402081](#)

| Previous Owners     | Date     | Instrument      | Deed Volume | Deed Page |
|---------------------|----------|-----------------|-------------|-----------|
| RIVERHILLS RANCH LP | 1/1/2007 | 000000000000000 | 0000000     | 0000000   |



## VALUES

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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 | \$1,762,832        | \$993,168   | \$2,756,000  | \$2,756,000                  |
| 2024 | \$1,829,832        | \$993,168   | \$2,823,000  | \$2,823,000                  |
| 2023 | \$1,762,818        | \$993,168   | \$2,755,986  | \$2,734,600                  |
| 2022 | \$1,606,832        | \$993,168   | \$2,600,000  | \$2,486,000                  |
| 2021 | \$1,266,832        | \$993,168   | \$2,260,000  | \$2,260,000                  |
| 2020 | \$1,851,824        | \$993,168   | \$2,844,992  | \$2,844,992                  |

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

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- 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.