



**Address:** [3240 ROSEMEADE DR # 2112](#)  
**City:** FORT WORTH  
**Georeference:** 34492C-21-2112  
**Subdivision:** RIVER BEND VILLAS CONDOMINIUM  
**Neighborhood Code:** A4R010G

**Latitude:** 32.703978813  
**Longitude:** -97.4236637183  
**TAD Map:** 2018-376  
**MAPSCO:** TAR-074X



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** RIVER BEND VILLAS  
CONDOMINIUM Block 21 Lot 2112 & .9091% OF  
COMMON AREA

**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:** 2007

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$412,000

**Protest Deadline Date:** 5/24/2024

**Site Number:** 41371941

**Site Name:** RIVER BEND VILLAS CONDOMINIUM-21-2112

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,658

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 0

**Land Acres<sup>\*</sup>:** 0.0000

**Pool:** N

<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:**

ARENDSEE MARGARET CLAIRE  
ARENDSEE WAYNE CHASE

**Primary Owner Address:**

1928 KENSINGTON DR  
FORT WORTH, TX 76110

**Deed Date:** 8/8/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224141139](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GORDON PHYLLIS	8/22/2007	<a href="#">D207314993</a>	0000000	0000000
RIVER BEND VILLAS 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	\$332,000	\$80,000	\$412,000	\$412,000
2024	\$332,000	\$80,000	\$412,000	\$412,000
2023	\$360,660	\$55,000	\$415,660	\$396,562
2022	\$309,736	\$55,000	\$364,736	\$360,511
2021	\$272,737	\$55,000	\$327,737	\$327,737
2020	\$274,002	\$55,000	\$329,002	\$329,002

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.