



**Address:** [3320 ROSEMEADE DR # 2812](#)  
**City:** FORT WORTH  
**Georeference:** 34492C-28-2812  
**Subdivision:** RIVER BEND VILLAS CONDOMINIUM  
**Neighborhood Code:** A4R010G

**Latitude:** 32.7027497773  
**Longitude:** -97.4255017415  
**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 28 Lot 2812 & .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:** 2008  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 41372255  
**Site Name:** RIVER BEND VILLAS CONDOMINIUM-28-2812  
**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

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

**OWNER INFORMATION**

**Current Owner:**  
COOK RAYMOND F  
**Primary Owner Address:**  
3320 ROSEMEADE DR UNIT 2812  
FORT WORTH, TX 76116-0995

**Deed Date:** 11/30/2018  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D221204643](#)

| Previous Owners         | Date      | Instrument                 | Deed Volume | Deed Page |
|-------------------------|-----------|----------------------------|-------------|-----------|
| COOK GAN;COOK RAYMOND F | 6/13/2008 | <a href="#">D208232621</a> | 0000000     | 0000000   |
| RIVER BEND VILLAS LP    | 1/1/2007  | 0000000000000000           | 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 | \$362,349          | \$55,000    | \$417,349    | \$398,092                    |
| 2022 | \$311,180          | \$55,000    | \$366,180    | \$361,902                    |
| 2021 | \$274,002          | \$55,000    | \$329,002    | \$329,002                    |
| 2020 | \$275,267          | \$55,000    | \$330,267    | \$330,267                    |

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.