



Address: [3417 HOLLY BEND DR # 2912](#)
City: FORT WORTH
Georeference: 34492C-29-2912
Subdivision: RIVER BEND VILLAS CONDOMINIUM
Neighborhood Code: A4R010G

Latitude: 32.7023565779
Longitude: -97.4259478369
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 29 Lot 2912 & .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)

Site Number: 41372301

Site Name: RIVER BEND VILLAS CONDOMINIUM-29-2912

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,658

Percent Complete: 100%

Land Sqft^{*}: 0

Land Acres^{*}: 0.0000

Pool: N

State Code: A

Year Built: 2008

Personal Property Account: N/A

Agent: THE RAY TAX GROUP LLC (01008)

Notice Sent Date: 4/15/2025

Notice Value: \$393,000

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:

MARGUERITE M KLUCK LIVING TRUST

Primary Owner Address:

3417 HOLLY BEND DR #2912
FORT WORTH, TX 76116

Deed Date: 10/22/2020

Deed Volume:

Deed Page:

Instrument: [D220279828](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KLUCK MARGUERITE MARIE	10/17/2008	D208400882	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 ⁺
2025	\$246,151	\$80,000	\$326,151	\$326,151
2024	\$313,000	\$80,000	\$393,000	\$368,687
2023	\$337,308	\$55,000	\$392,308	\$335,170
2022	\$296,533	\$55,000	\$351,533	\$304,700
2021	\$222,000	\$55,000	\$277,000	\$277,000
2020	\$222,000	\$55,000	\$277,000	\$277,000

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.