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**Address:** [3900 CLIMBING TREE DR](#)  
**City:** FORT WORTH  
**Georeference:** 11069-12-22X-09  
**Subdivision:** EDWARDS RANCH RIVERHILLS ADD  
**Neighborhood Code:** 220-Common Area

**Latitude:** 32.6980941295  
**Longitude:** -97.4093469731  
**TAD Map:** 2024-372  
**MAPSCO:** TAR-089E



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

**PROPERTY DATA**

**Legal Description:** EDWARDS RANCH  
RIVERHILLS ADD Block 12 Lot 22X PRIVATE OPEN  
SPACE

**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:** C1

**Year Built:** 0

**Personal Property Account:** N/A

**Agent:** RYAN LLC (00320)

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

**Site Number:** 41678567  
**Site Name:** EDWARDS RANCH RIVERHILLS ADD-12-22X-09  
**Site Class:** CmnArea - Residential - Common Area  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 0  
**Percent Complete:** 0%  
**Land Sqft<sup>\*</sup>:** 1,263  
**Land Acres<sup>\*</sup>:** 0.0289  
**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:**  
RIVERHILLS HOMEOWNERS ASSOC  
**Primary Owner Address:**  
4200 S HULEN ST STE 614  
FORT WORTH, TX 76109-4910

**Deed Date:** 2/29/2016  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D216049794](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CASSCO DEVELOPMENT CO INC	1/1/2013	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	\$0	\$1	\$1	\$1
2024	\$0	\$1	\$1	\$1
2023	\$0	\$1	\$1	\$1
2022	\$0	\$1	\$1	\$1
2021	\$0	\$1	\$1	\$1
2020	\$0	\$1	\$1	\$1

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.