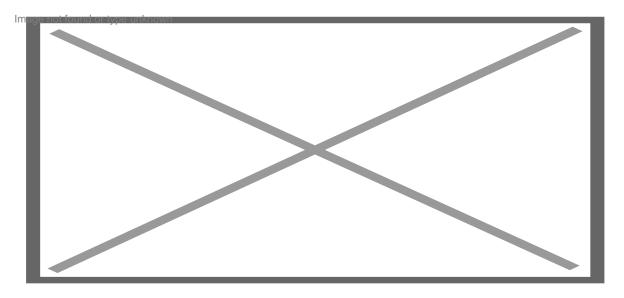


# Tarrant Appraisal District Property Information | PDF Account Number: 41297113

### Address: <u>3740 RIVERHILLS VIEW DR</u> City: FORT WORTH

Georeference: 11069-4-9 Subdivision: EDWARDS RANCH RIVERHILLS ADD Neighborhood Code: 4T025A Latitude: 32.6940403007 Longitude: -97.4000776771 TAD Map: 2030-372 MAPSCO: TAR-089A





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

## PROPERTY DATA

#### **Legal Description:** EDWARDS RANCH RIVERHILLS ADD Block 4 Lot 9

Protest Deadline Date: 5/15/2025

#### 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: 2013 Personal Property Account: N/A Agent: THE RAY TAX GROUP LLC (01008)

Site Number: 41297113 Site Name: EDWARDS RANCH RIVERHILLS ADD-4-9 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 5,172 Percent Complete: 100% Land Sqft<sup>\*</sup>: 17,424 Land Acres<sup>\*</sup>: 0.4000 Pool: Y

+++ Rounded.

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





# OWNER INFORMATION

Current Owner: KYLE COREY THOMAS Primary Owner Address:	Deed Date: 8/1/2012		
	Deed Volume: 0000000 Deed Page: 0000000		

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RIVERHILLS RANCH LP	1/1/2007	000000000000000000000000000000000000000	000000	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	\$0	\$0	\$0	\$0
2024	\$1,644,125	\$331,056	\$1,975,181	\$1,573,000
2023	\$1,413,657	\$364,162	\$1,777,819	\$1,430,000
2022	\$935,838	\$364,162	\$1,300,000	\$1,300,000
2021	\$935,838	\$364,162	\$1,300,000	\$1,300,000
2020	\$982,838	\$364,162	\$1,347,000	\$1,347,000

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.