



Address: [3740 RIVERHILLS VIEW DR](#)
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

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)

Protest Deadline Date: 5/15/2025

Site Number: 41297113

Site Name: EDWARDS RANCH RIVERHILLS ADD-4-9

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 5,172

Percent Complete: 100%

Land Sqft^{*}: 17,424

Land Acres^{*}: 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:

3740 RIVERHILLS VIEW DR
FORT WORTH, TX 76109

Deed Date: 8/1/2012

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D212213709](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RIVERHILLS RANCH 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	\$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.