



Address: [3944 BISHOPS FLOWER RD](#)
City: FORT WORTH
Georeference: 11069-7-29
Subdivision: EDWARDS RANCH RIVERHILLS ADD
Neighborhood Code: 4T025B

Latitude: 32.6896992647
Longitude: -97.4008863411
TAD Map: 2030-372
MAPSCO: TAR-089E



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

PROPERTY DATA

Legal Description: EDWARDS RANCH
RIVERHILLS ADD Block 7 Lot 29

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: 2016
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/15/2025

Site Number: 41593758
Site Name: EDWARDS RANCH RIVERHILLS ADD-7-29
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,501
Percent Complete: 100%
Land Sqft^{*}: 6,970
Land Acres^{*}: 0.1600
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:
HAMILTON DENISE

Primary Owner Address:
3944 BISHOPS FLOWER RD
FORT WORTH, TX 76109

Deed Date: 10/23/2020

Deed Volume:

Deed Page:

Instrument: [D220274731](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SMITH NATALIE SMITH;SMITH WM T	12/19/2012	D212310520	0000000	0000000
CASSCO DEVELOPMENT CO INC	1/1/2012	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	\$1,252,913	\$132,430	\$1,385,343	\$1,234,285
2023	\$1,256,101	\$132,430	\$1,388,531	\$1,122,077
2022	\$887,640	\$132,430	\$1,020,070	\$1,020,070
2021	\$848,405	\$132,430	\$980,835	\$980,835
2020	\$755,975	\$165,538	\$921,513	\$921,513

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.