



Address: [3964 BISHOPS FLOWER RD](#)
City: FORT WORTH
Georeference: 11069-7-34
Subdivision: EDWARDS RANCH RIVERHILLS ADD
Neighborhood Code: 4T025B

Latitude: 32.689545746
Longitude: -97.399946745
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 34

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: 2015

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 41593804

Site Name: EDWARDS RANCH RIVERHILLS ADD-7-34

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,848

Percent Complete: 100%

Land Sqft^{*}: 8,581

Land Acres^{*}: 0.1969

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:
ALBEROBELLO INC
Primary Owner Address:
2121 SW 3RD AVE SUITE 800
MIAMI, FL 33129

Deed Date: 9/2/2020
Deed Volume:
Deed Page:
Instrument: [D220221668](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HANCE AUBREA;HANCE RON	5/19/2014	D214102910	0000000	0000000
KRF HOLDINGS LP	3/21/2014	D214057394	0000000	0000000
Unlisted	11/9/2012	D212278459	0000000	0000000
CASSCO DEVELOPMENT CO INC	1/1/2012	00000000000000	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	\$1,367,190	\$163,039	\$1,530,229	\$1,530,229
2023	\$1,370,677	\$163,039	\$1,533,716	\$1,533,716
2022	\$1,079,259	\$163,039	\$1,242,298	\$1,242,298
2021	\$926,898	\$163,039	\$1,089,937	\$1,089,937
2020	\$1,055,582	\$203,799	\$1,259,381	\$732,050

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.