



Address: [3940 BENT ELM LN](#)
City: FORT WORTH
Georeference: 11069-12-14
Subdivision: EDWARDS RANCH RIVERHILLS ADD
Neighborhood Code: 4T025C

Latitude: 32.6974568614
Longitude: -97.4112285793
TAD Map: 2024-372
MAPSCO: TAR-089E



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

PROPERTY DATA

Legal Description: EDWARDS RANCH
RIVERHILLS ADD Block 12 Lot 14

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: 2014

Personal Property Account: N/A

Agent: GOODRICH REALTY CONSULTING (00974)

Protest Deadline Date: 5/15/2025

Site Number: 41678427
Site Name: EDWARDS RANCH RIVERHILLS ADD-12-14
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,307
Percent Complete: 100%
Land Sqft^{*}: 7,150
Land Acres^{*}: 0.1641
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:

PEPPARD WILSON
PEPPARD ANNALISA

Primary Owner Address:

3940 BENT ELM LN
FORT WORTH, TX 76109

Deed Date: 4/2/2014**Deed Volume:** 0000000**Deed Page:** 0000000**Instrument:** [D214066696](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CASSCO DEVELOPMENT CO INC	1/1/2013	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	\$1,166,474	\$101,888	\$1,268,362	\$1,034,114
2023	\$1,094,029	\$101,888	\$1,195,917	\$940,104
2022	\$752,752	\$101,888	\$854,640	\$854,640
2021	\$752,752	\$101,888	\$854,640	\$811,603
2020	\$657,404	\$101,888	\$759,292	\$737,821

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.