

Account Number: 41678427

Address: 3940 BENT ELM LN

City: FORT WORTH

Georeference: 11069-12-14

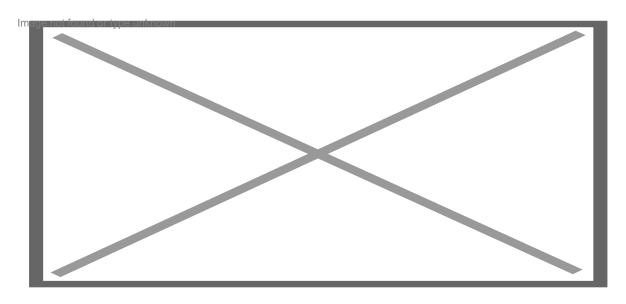
Subdivision: EDWARDS RANCH RIVERHILLS ADD

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)
Site Number: 41678427

TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
Site Name: EDWARDS RANCH RIVERHILLS ADD-12-14

TARRANT COUNTY HOSPITAL (224) Site Class: A1 - Residential - Single Family

TARRANT COUNTY COLLEGE (225) Parcels: 1

FORT WORTH ISD (905)

State Code: A

Percent Complete: 100%

Year Built: 2014 Land Sqft*: 7,150
Personal Property Account: N/A Land Acres*: 0.1641

Agent: GOODRICH REALTY CONSULTING (00974)01: N

Protest Deadline Date: 5/15/2025

+++ Rounded

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^{*} 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.

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.

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.