

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 41678443

Address: 3932 BENT ELM LN

City: FORT WORTH

Georeference: 11069-12-16

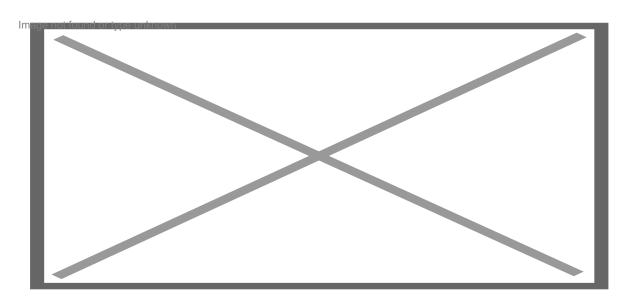
Subdivision: EDWARDS RANCH RIVERHILLS ADD

Neighborhood Code: 4T025C

Latitude: 32.6979025462 Longitude: -97.4111930078

**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 16

Jurisdictions:

CITY OF FORT WORTH (026)

TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

FORT WORTH ISD (905)

State Code: A

Year Built: 2016

Personal Property Account: N/A

Agent: PROPERTY TAX LOCK (11667)

**Protest Deadline Date: 5/15/2025** 

Site Number: 41678443

TARRANT REGIONAL WATER DISTRICT (223) Site Name: EDWARDS RANCH RIVERHILLS ADD-12-16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 4,009 Percent Complete: 100%

**Land Sqft**\*: 16,553

Land Acres\*: 0.3800

Pool: Y

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<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



## **OWNER INFORMATION**

**Current Owner:** 

ENGLISH RUSSELL ENGLISH REBECCA

**Primary Owner Address:** 

3932 BENT ELM LN

FORT WORTH, TX 76109

**Deed Date: 6/6/2014** 

**Deed Volume:** 

Deed Page:

Instrument: D214119774

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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$1,368,493	\$314,507	\$1,683,000	\$1,643,772
2023	\$1,335,493	\$314,507	\$1,650,000	\$1,494,338
2022	\$1,148,489	\$314,507	\$1,462,996	\$1,358,489
2021	\$929,632	\$314,507	\$1,244,139	\$1,198,626
2020	\$775,153	\$314,507	\$1,089,660	\$1,089,660

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