



**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 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:** PROPERTY TAX LOCK (11667)  
**Protest Deadline Date:** 5/15/2025

**Site Number:** 41678443  
**Site Name:** EDWARDS RANCH RIVERHILLS ADD-12-16  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 4,009  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 16,553  
**Land Acres<sup>\*</sup>:** 0.3800  
**Pool:** Y

+++ Rounded.

\* 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. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised <sup>+</sup>
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.

+ 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.