



**Address:** [3920 BENT ELM LN](#)  
**City:** FORT WORTH  
**Georeference:** 11069-12-19  
**Subdivision:** EDWARDS RANCH RIVERHILLS ADD  
**Neighborhood Code:** 4T025C

**Latitude:** 32.6979486884  
**Longitude:** -97.4103419986  
**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 19

**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:** JOHN M HIXSON (06392)  
**Protest Deadline Date:** 5/15/2025

**Site Number:** 41678486  
**Site Name:** EDWARDS RANCH RIVERHILLS ADD-12-19  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 4,241  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 8,712  
**Land Acres<sup>\*</sup>:** 0.2000  
**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:**

MOWRER MICHAEL COLIN  
MOWRER ALYSSA

**Primary Owner Address:**

3920 BENT ELM LN  
FORT WORTH, TX 76109

**Deed Date:** 4/7/2023**Deed Volume:****Deed Page:****Instrument:** [D223058581](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SANBORN MICHAEL;SANBORN PAULA	5/25/2017	<a href="#">D217121292</a>		
1111 LP	6/1/2015	<a href="#">D215116834</a>		
AZEMI NEBIH BOBBY	4/14/2014	<a href="#">D214074277</a>	0000000	0000000
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	\$1,459,472	\$165,528	\$1,625,000	\$1,625,000
2023	\$1,255,429	\$165,528	\$1,420,957	\$1,324,455
2022	\$1,038,522	\$165,528	\$1,204,050	\$1,204,050
2021	\$934,472	\$165,528	\$1,100,000	\$1,100,000
2020	\$872,950	\$165,528	\$1,038,478	\$1,038,478

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.