



**Address:** [3916 BENT ELM LN](#)  
**City:** FORT WORTH  
**Georeference:** 11069-12-20  
**Subdivision:** EDWARDS RANCH RIVERHILLS ADD  
**Neighborhood Code:** 4T025C

**Latitude:** 32.6979679975  
**Longitude:** -97.4101238282  
**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 20

**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:** 2021  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/15/2025

**Site Number:** 41678494  
**Site Name:** EDWARDS RANCH RIVERHILLS ADD-12-20  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,840  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,970  
**Land Acres<sup>\*</sup>:** 0.1600  
**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:**

ALANIS CARLOS

ALANIS SUSAN

**Primary Owner Address:**

3916 BENT ELM LN

FORT WORTH, TX 76109

**Deed Date:** 2/28/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220048670](#)

| Previous Owners               | Date      | Instrument                 | Deed Volume | Deed Page |
|-------------------------------|-----------|----------------------------|-------------|-----------|
| DAN THOMAS HOMES INC          | 9/27/2018 | <a href="#">D218216652</a> |             |           |
| ARCHER ZACHARY                | 9/22/2016 | <a href="#">D216228370</a> |             |           |
| DANIEL DEBRA D; DANIEL MARK G | 7/21/2014 | <a href="#">D214178815</a> |             |           |
| DAN THOMAS HOMES INC          | 4/25/2014 | <a href="#">D214082936</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 | \$1,036,193        | \$132,430   | \$1,168,623  | \$1,107,150                  |
| 2023 | \$971,775          | \$132,430   | \$1,104,205  | \$1,006,500                  |
| 2022 | \$782,570          | \$132,430   | \$915,000    | \$915,000                    |
| 2021 | \$0                | \$92,701    | \$92,701     | \$92,701                     |
| 2020 | \$0                | \$92,701    | \$92,701     | \$92,701                     |

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.