



Address: [3917 BENT ELM LN](#)
City: FORT WORTH
Georeference: 11069-14-2
Subdivision: EDWARDS RANCH RIVERHILLS ADD
Neighborhood Code: 4T025C

Latitude: 32.69747529
Longitude: -97.4101171411
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 14 Lot 2

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: 2019

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 41678710

Site Name: EDWARDS RANCH RIVERHILLS ADD-14-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,611

Percent Complete: 100%

Land Sqft^{*}: 10,454

Land Acres^{*}: 0.2399

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:

EARNEST MARGARET FRUGE
EARNEST SAGE RAUH

Primary Owner Address:

3917 BENT ELM LN
FORT WORTH, TX 76109

Deed Date: 7/20/2018

Deed Volume:

Deed Page:

Instrument: [D218162078](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
COMPRESS PARTNERS LTD	4/30/2014	D214088871	0000000	0000000
CASSCO DEVELOPMENT CO INC	1/1/2013	00000000000000	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	\$1,219,871	\$198,626	\$1,418,497	\$1,304,486
2023	\$1,249,685	\$198,626	\$1,448,311	\$1,185,896
2022	\$1,063,462	\$198,626	\$1,262,088	\$1,078,087
2021	\$745,089	\$198,626	\$943,715	\$943,715
2020	\$745,089	\$198,626	\$943,715	\$943,715

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.