



Address: [3849 BENT ELM LN](#)
City: FORT WORTH
Georeference: 11069-14-7
Subdivision: EDWARDS RANCH RIVERHILLS ADD
Neighborhood Code: 4T025C

Latitude: 32.6976038644
Longitude: -97.4087041373
TAD Map: 2024-372
MAPSCO: TAR-088D



This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: EDWARDS RANCH
RIVERHILLS ADD Block 14 Lot 7

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: 2017

Personal Property Account: N/A

Agent: THE GALLAGHER FIRM PLLC (11961)

Protest Deadline Date: 5/15/2025

Site Number: 800017232

Site Name: EDWARDS RANCH RIVERHILLS ADD 14 7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,085

Percent Complete: 100%

Land Sqft^{*}: 11,325

Land Acres^{*}: 0.2600

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:

MCCORD TUCKER
MCCORD ERIN

Deed Date: 5/18/2018

Deed Volume:

Deed Page:

Primary Owner Address:

3849 BENT ELM LN
FORT WORTH, TX 76109

Instrument: [D218108036](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
EARLY JEFFREY MICHAEL;EARLY LISA FLINN	5/5/2017	D217102965		
FORT WORTH LAND AND ENERGY COMPANY	12/16/2016	D216294334		

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	\$1,170,714	\$215,186	\$1,385,900	\$1,351,786
2023	\$1,227,483	\$215,186	\$1,442,669	\$1,228,896
2022	\$1,034,814	\$215,186	\$1,250,000	\$1,117,178
2021	\$768,269	\$215,186	\$983,455	\$983,455
2020	\$773,902	\$209,553	\$983,455	\$983,455

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.