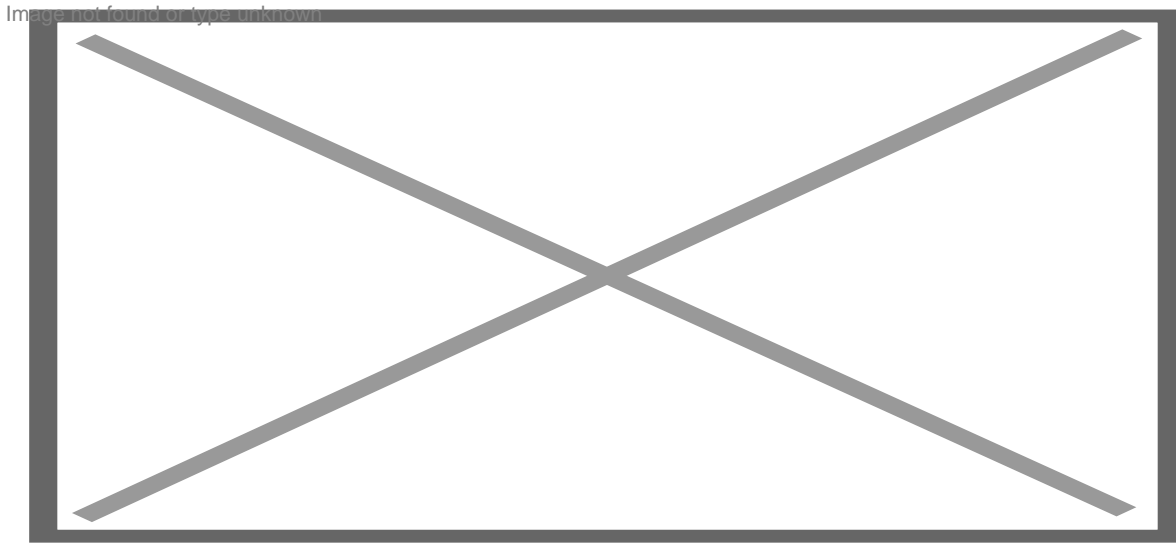




**Address:** [3841 BENT ELM LN](#)  
**City:** FORT WORTH  
**Georeference:** 11069-14-8  
**Subdivision:** EDWARDS RANCH RIVERHILLS ADD  
**Neighborhood Code:** 4T025C

**Latitude:** 32.6976179207  
**Longitude:** -97.4084704382  
**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 8

**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:** THE GALLAGHER FIRM PLLC (11961)

**Protest Deadline Date:** 5/15/2025

**Site Number:** 800017231

**Site Name:** EDWARDS RANCH RIVERHILLS ADD 14 8

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,572

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,238

**Land Acres<sup>\*</sup>:** 0.2580

**Pool:** Y

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



## OWNER INFORMATION

**Current Owner:**

HEINZELMANN GERALD M  
HEINZELMANN JONI S

**Primary Owner Address:**

3841 BENT ELM LN  
FORT WORTH, TX 76109

**Deed Date:** 5/2/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217102855](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KRJ HOLDINGS LP	1/13/2017	<a href="#">D217014482</a>		

## 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	\$1,057,319	\$213,531	\$1,270,850	\$1,270,850
2023	\$1,195,469	\$213,531	\$1,409,000	\$1,177,971
2022	\$1,031,469	\$213,531	\$1,245,000	\$1,070,883
2021	\$760,000	\$213,530	\$973,530	\$973,530
2020	\$760,000	\$213,530	\$973,530	\$973,530

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.