



Address: [3809 BENT ELM LN](#)
City: FORT WORTH
Georeference: 11069-14-12
Subdivision: EDWARDS RANCH RIVERHILLS ADD
Neighborhood Code: 4T025C

Latitude: 32.6976735281
Longitude: -97.4075369363
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 12

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)

Site Number: 800017238
Site Name: EDWARDS RANCH RIVERHILLS ADD 14 12
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 4,366
Percent Complete: 100%
Land Sqft^{*}: 11,282
Land Acres^{*}: 0.2590

State Code: A

Year Built: 2020

Personal Property Account: N/A

Agent: NORTH TEXAS PROPERTY TAX SERV (00855)

Protest Deadline Date: 5/15/2025

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



OWNER INFORMATION

Current Owner:

MERCHEA MOHINDER

Primary Owner Address:

3809 BENT ELM LN
FORT WORTH, TX 76109-2008

Deed Date: 3/25/2020

Deed Volume:

Deed Page:

Instrument: [D220072506](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RAMSEY & SHAW BUILDERS LLC	12/21/2016	D216299488		

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	\$1,292,841	\$214,359	\$1,507,200	\$1,507,200
2023	\$1,422,645	\$214,359	\$1,637,004	\$1,375,000
2022	\$1,035,641	\$214,359	\$1,250,000	\$1,250,000
2021	\$646,657	\$214,359	\$861,016	\$861,016
2020	\$0	\$150,051	\$150,051	\$150,051

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.