

LOCATION

Tarrant Appraisal District

Property Information | PDF

Account Number: 42141841

Address: 3809 BENT ELM LN

City: FORT WORTH

Georeference: 11069-14-12

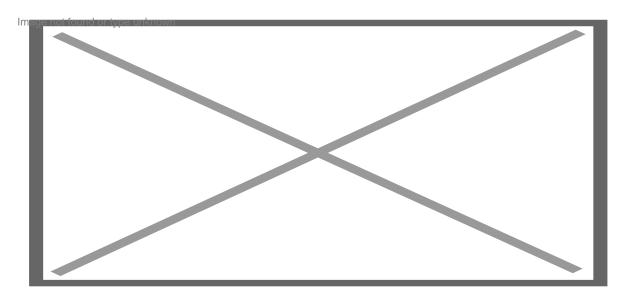
Subdivision: EDWARDS RANCH RIVERHILLS ADD

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)
Site Number: 800017238

TARRANT REGIONAL WATER DISTRICT (223) Site Name: EDWARDS RANCH RIVERHILLS ADD 14 12

TARRANT COUNTY HOSPITAL (224) Site Class: A1 - Residential - Single Family

TARRANT COUNTY COLLEGE (225) Parcels: 1

FORT WORTH ISD (905)

State Code: A

Year Built: 2020

Approximate Size+++: 4,366

Percent Complete: 100%

Land Sqft*: 11,282

Personal Property Account: N/A Land Acres*: 0.2590

Agent: NORTH TEXAS PROPERTY TAX SERV (POSS))

Protest Deadline Date: 5/15/2025

+++ Rounded.

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^{*} 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.

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.

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.