



Address: [3801 BENT ELM LN](#)
City: FORT WORTH
Georeference: 11069-14-13
Subdivision: EDWARDS RANCH RIVERHILLS ADD
Neighborhood Code: 4T025C

Latitude: 32.6976595565
Longitude: -97.4072441881
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 13

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: 800017235
Site Name: EDWARDS RANCH RIVERHILLS ADD 14 13
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 4,834
Percent Complete: 100%
Land Sqft^{*}: 15,376
Land Acres^{*}: 0.3530

State Code: A

Year Built: 2019

Personal Property Account: N/A

Agent: TEXAS PROPERTY TAX REDUCTIONS L.P.C. (90224)

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:

SMITH CODY
SMITH ELIZABETH

Primary Owner Address:

6320 SOUTHWEST BLVD STE 222
BENBROOK, TX 76109-6961

Deed Date: 12/20/2017

Deed Volume:

Deed Page:

Instrument: [D217294912](#)

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	\$1,282,982	\$292,157	\$1,575,139	\$1,493,745
2023	\$1,352,826	\$292,157	\$1,644,983	\$1,357,950
2022	\$942,343	\$292,157	\$1,234,500	\$1,234,500
2021	\$942,343	\$292,157	\$1,234,500	\$1,234,500
2020	\$649,663	\$292,157	\$941,820	\$941,820

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.