

## LOCATION

**Address:** [3840 BISHOPS FLOWER RD](#)

**City:** FORT WORTH

**Georeference:** 11069-7-9

**Subdivision:** EDWARDS RANCH RIVERHILLS ADD

**Neighborhood Code:** 4T025B

**Latitude:** 32.691984487

**Longitude:** -97.4030611797

**TAD Map:** 2030-372

**MAPSCO:** TAR-089E



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** EDWARDS RANCH  
RIVERHILLS ADD Block 7 Lot 9

**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:** 2013

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 41593529

**Site Name:** EDWARDS RANCH RIVERHILLS ADD-7-9

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,626

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,932

**Land Acres<sup>\*</sup>:** 0.2280

**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:**

TRUSSELL STEVEN AUSTIN  
TRUSSELL JENNIFER LYN

**Primary Owner Address:**

3840 BISHOPS FLOWER RD  
FORT WORTH, TX 76109

**Deed Date:** 8/18/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222207580](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCCOY EMILY J;MCCOY M R JR	8/30/2013	<a href="#">D213247069</a>	0000000	0000000
MCCOY EMILY;MCCOY MICHAEL	11/30/2012	<a href="#">D212294580</a>	0000000	0000000
CASSCO DEVELOPMENT CO INC	1/1/2012	000000000000000	0000000	0000000

## 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	\$1,152,813	\$141,531	\$1,294,344	\$1,294,344
2023	\$1,231,682	\$141,531	\$1,373,213	\$1,373,213
2022	\$833,469	\$141,531	\$975,000	\$975,000
2021	\$833,469	\$141,531	\$975,000	\$975,000
2020	\$833,469	\$141,531	\$975,000	\$975,000

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.