



LOCATION

Address: [3956 BENT ELM LN](#)
City: FORT WORTH
Georeference: 11069-12-10
Subdivision: EDWARDS RANCH RIVERHILLS ADD
Neighborhood Code: 4T025C

Latitude: 32.6967497836
Longitude: -97.4112101103
TAD Map: 2024-372
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 12 Lot 10

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: 41678389
Site Name: EDWARDS RANCH RIVERHILLS ADD-12-10
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,243
Percent Complete: 100%
Land Sqft^{*}: 7,150
Land Acres^{*}: 0.1641
Pool: Y

State Code: A
Year Built: 2015
Personal Property Account: N/A
Agent: None
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:

MATHEW JESSICA H
MATHEW DANNY P

Primary Owner Address:
3956 BENT ELM LN
FORT WORTH, TX 76109

Deed Date: 5/6/2016
Deed Volume:
Deed Page:
Instrument: [D216098502](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FARRIS CUSTOM HOMES LLC	4/30/2014	D214086504	0000000	0000000
CASSCO DEVELOPMENT CO INC	1/1/2013	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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$1,074,393	\$101,888	\$1,176,281	\$1,150,006
2023	\$1,145,677	\$101,888	\$1,247,565	\$1,045,460
2022	\$914,328	\$101,888	\$1,016,216	\$950,418
2021	\$788,228	\$101,888	\$890,116	\$864,016
2020	\$683,581	\$101,888	\$785,469	\$785,469

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.