



LOCATION

Address: [3916 BENT ELM LN](#)

City: FORT WORTH

Georeference: 11069-12-20

Subdivision: EDWARDS RANCH RIVERHILLS ADD

Neighborhood Code: 4T025C

Latitude: 32.6979679975

Longitude: -97.4101238282

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 20

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: 41678494

Site Name: EDWARDS RANCH RIVERHILLS ADD-12-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,840

Percent Complete: 100%

Land Sqft^{*}: 6,970

Land Acres^{*}: 0.1600

Pool: N

State Code: A

Year Built: 2021

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:

ALANIS CARLOS

ALANIS SUSAN

Primary Owner Address:

3916 BENT ELM LN

FORT WORTH, TX 76109

Deed Date: 2/28/2020

Deed Volume:

Deed Page:

Instrument: [D220048670](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DAN THOMAS HOMES INC	9/27/2018	D218216652		
ARCHER ZACHARY	9/22/2016	D216228370		
DANIEL DEBRA D; DANIEL MARK G	7/21/2014	D214178815		
DAN THOMAS HOMES INC	4/25/2014	D214082936	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	\$1,036,193	\$132,430	\$1,168,623	\$1,107,150
2023	\$971,775	\$132,430	\$1,104,205	\$1,006,500
2022	\$782,570	\$132,430	\$915,000	\$915,000
2021	\$0	\$92,701	\$92,701	\$92,701
2020	\$0	\$92,701	\$92,701	\$92,701

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.