

LOCATION

Address: [3917 BENT ELM LN](#)
City: FORT WORTH
Georeference: 11069-14-2
Subdivision: EDWARDS RANCH RIVERHILLS ADD
Neighborhood Code: 4T025C

Latitude: 32.69747529
Longitude: -97.4101171411
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 14 Lot 2

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: 41678710
Site Name: EDWARDS RANCH RIVERHILLS ADD-14-2
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,611
Percent Complete: 100%
Land Sqft^{*}: 10,454
Land Acres^{*}: 0.2399
Pool: Y

State Code: A
Year Built: 2019
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:

EARNEST MARGARET FRUGE
 EARNEST SAGE RAUH

Primary Owner Address:

3917 BENT ELM LN
 FORT WORTH, TX 76109

Deed Date: 7/20/2018
Deed Volume:
Deed Page:
Instrument: [D218162078](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|---------------------------|-----------|----------------------------|-------------|-----------|
| COMPRESS PARTNERS LTD | 4/30/2014 | D214088871 | 0000000 | 0000000 |
| CASSCO DEVELOPMENT CO INC | 1/1/2013 | 00000000000000 | 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 | \$1,219,871 | \$198,626 | \$1,418,497 | \$1,304,486 |
| 2023 | \$1,249,685 | \$198,626 | \$1,448,311 | \$1,185,896 |
| 2022 | \$1,063,462 | \$198,626 | \$1,262,088 | \$1,078,087 |
| 2021 | \$745,089 | \$198,626 | \$943,715 | \$943,715 |
| 2020 | \$745,089 | \$198,626 | \$943,715 | \$943,715 |

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.