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Address: [3808 BISHOPS FLOWER RD](#)
City: FORT WORTH
Georeference: 11069-7-1
Subdivision: EDWARDS RANCH RIVERHILLS ADD
Neighborhood Code: 4T025B

Latitude: 32.6930861108
Longitude: -97.4022934156
TAD Map: 2030-372
MAPSCO: TAR-089E



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

PROPERTY DATA

Legal Description: EDWARDS RANCH
RIVERHILLS ADD Block 7 Lot 1

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: 2015

Personal Property Account: N/A

Agent: KIRKWOOD & DARBY INC (00090)

Notice Sent Date: 4/15/2025

Notice Value: \$1,690,401

Protest Deadline Date: 5/24/2024

Site Number: 41593448

Site Name: EDWARDS RANCH RIVERHILLS ADD-7-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,494

Percent Complete: 100%

Land Sqft^{*}: 11,630

Land Acres^{*}: 0.2669

Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

KANGERGA ANDREW J
KANGERGA CARTER H

Primary Owner Address:

3808 BISHOP FLOWER RD
FORT WORTH, TX 76109

Deed Date: 4/7/2017

Deed Volume:

Deed Page:

Instrument: [D217079704](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|------------------------------|------------|----------------------------|-------------|-----------|
| COLES LISA M;COLES ROBERT T | 6/14/2016 | D216129916 | | |
| LADERS HOLDINGS I LLC | 12/16/2013 | D213316208 | 0000000 | 0000000 |
| COLE DAVID P;COLE GRETCHEN L | 11/29/2012 | D212294632 | 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 ⁺ |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$1,469,431 | \$220,970 | \$1,690,401 | \$1,549,309 |
| 2024 | \$1,469,431 | \$220,970 | \$1,690,401 | \$1,408,463 |
| 2023 | \$1,378,422 | \$220,970 | \$1,599,392 | \$1,280,421 |
| 2022 | \$943,049 | \$220,970 | \$1,164,019 | \$1,164,019 |
| 2021 | \$943,049 | \$220,970 | \$1,164,019 | \$1,164,019 |
| 2020 | \$1,060,569 | \$193,958 | \$1,254,527 | \$1,222,784 |

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.