



**Address:** [3844 BISHOPS FLOWER RD](#)  
**City:** FORT WORTH  
**Georeference:** 11069-7-10  
**Subdivision:** EDWARDS RANCH RIVERHILLS ADD  
**Neighborhood Code:** 4T025B

**Latitude:** 32.6917911433  
**Longitude:** -97.4030734503  
**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 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:** 41593537  
**Site Name:** EDWARDS RANCH RIVERHILLS ADD-7-10  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 4,127  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 9,583  
**Land Acres<sup>\*</sup>:** 0.2199  
**Pool:** N

**State Code:** A

**Year Built:** 2013

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$1,488,000

**Protest Deadline Date:** 5/24/2024

<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:**

HOPKINS CHRISTOPHER M

**Primary Owner Address:**

3844 BISHOPS FLOWER RD  
FORT WORTH, TX 76109

**Deed Date:** 9/15/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220237379](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WARD ANDREW C;WARD BLAIR	11/29/2012	<a href="#">D212294554</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	\$1,208,442	\$136,558	\$1,345,000	\$1,345,000
2024	\$1,351,442	\$136,558	\$1,488,000	\$1,348,824
2023	\$1,421,872	\$136,558	\$1,558,430	\$1,226,204
2022	\$992,556	\$136,558	\$1,129,114	\$1,114,731
2021	\$876,834	\$136,558	\$1,013,392	\$1,013,392
2020	\$876,834	\$136,558	\$1,013,392	\$1,013,392

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.