



**Address:** [3856 BISHOPS FLOWER RD](#)  
**City:** FORT WORTH  
**Georeference:** 11069-7-13  
**Subdivision:** EDWARDS RANCH RIVERHILLS ADD  
**Neighborhood Code:** 4T025B

**Latitude:** 32.6912122584  
**Longitude:** -97.4031058603  
**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 13

**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:** 41593561  
**Site Name:** EDWARDS RANCH RIVERHILLS ADD-7-13  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,677  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 10,759  
**Land Acres<sup>\*</sup>:** 0.2469  
**Pool:** N

**State Code:** A

**Year Built:** 2013

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$1,438,226

**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.

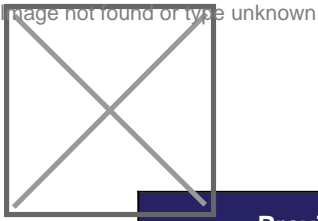
## OWNER INFORMATION

**Current Owner:**

EARLY JEFFREY M  
EARLY LISA

**Primary Owner Address:**  
3856 BISHOPS FLOWER  
FORT WORTH, TX 76109

**Deed Date:** 11/30/2012  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D212295316](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
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	\$1,236,684	\$153,316	\$1,390,000	\$1,390,000
2024	\$1,284,910	\$153,316	\$1,438,226	\$1,277,760
2023	\$1,265,869	\$153,316	\$1,419,185	\$1,161,600
2022	\$930,684	\$153,316	\$1,084,000	\$1,056,000
2021	\$806,684	\$153,316	\$960,000	\$960,000
2020	\$1,012,919	\$153,316	\$1,166,235	\$974,358

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.