



Address: [3860 BISHOPS FLOWER RD](#)
City: FORT WORTH
Georeference: 11069-7-14
Subdivision: EDWARDS RANCH RIVERHILLS ADD
Neighborhood Code: 4T025B

Latitude: 32.6909552029
Longitude: -97.4030893365
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 14

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: 2014

Personal Property Account: N/A

Agent: INTEGRATAX (00753)

Notice Sent Date: 4/15/2025

Notice Value: \$1,400,000

Protest Deadline Date: 5/24/2024

Site Number: 41593588

Site Name: EDWARDS RANCH RIVERHILLS ADD-7-14

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,674

Percent Complete: 100%

Land Sqft^{*}: 7,840

Land Acres^{*}: 0.1799

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

SABLE JULIA M

SABLE PHILIIP

Primary Owner Address:

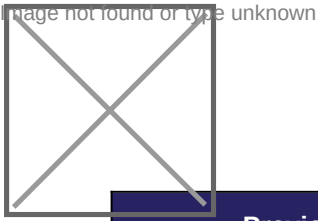
3860 BISHOPS FLOWER RD
FORT WORTH, TX 76109

Deed Date: 11/8/2013

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D213291539](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
VALADEZ CARRIE;VALADEZ KEVIN	11/30/2012	D212295341	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	\$985,999	\$111,720	\$1,097,719	\$1,097,719
2024	\$1,288,280	\$111,720	\$1,400,000	\$1,197,900
2023	\$1,251,686	\$111,720	\$1,363,406	\$1,089,000
2022	\$961,853	\$111,720	\$1,073,573	\$990,000
2021	\$788,280	\$111,720	\$900,000	\$900,000
2020	\$788,280	\$111,720	\$900,000	\$900,000

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.