



Address: [3864 BISHOPS FLOWER RD](#)
City: FORT WORTH
Georeference: 11069-7-15
Subdivision: EDWARDS RANCH RIVERHILLS ADD
Neighborhood Code: 4T025B

Latitude: 32.690797141
Longitude: -97.4030679649
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 15

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: THE RAY TAX GROUP LLC (01008)

Notice Sent Date: 4/15/2025

Notice Value: \$1,147,991

Protest Deadline Date: 5/24/2024

Site Number: 41593596

Site Name: EDWARDS RANCH RIVERHILLS ADD-7-15

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,169

Percent Complete: 100%

Land Sqft^{*}: 7,405

Land Acres^{*}: 0.1699

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:

BARTRUFF CHAD

BARTRUFF ANDREA

Primary Owner Address:

3864 BISHOPS FLOWER RD
FORT WORTH, TX 76109-1177

Deed Date: 2/22/2013

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D213057258](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CURTIS PROPERTIES LC	11/29/2012	D212294609	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	\$849,608	\$105,521	\$955,129	\$955,129
2024	\$1,042,470	\$105,521	\$1,147,991	\$1,028,500
2023	\$1,047,251	\$105,521	\$1,152,772	\$935,000
2022	\$744,479	\$105,521	\$850,000	\$850,000
2021	\$744,479	\$105,521	\$850,000	\$850,000
2020	\$744,479	\$105,521	\$850,000	\$850,000

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.