



Address: [3868 BISHOPS FLOWER RD](#)
City: FORT WORTH
Georeference: 11069-7-16
Subdivision: EDWARDS RANCH RIVERHILLS ADD
Neighborhood Code: 4T025B

Latitude: 32.6906502656
Longitude: -97.4030199923
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 16

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: 41593618
Site Name: EDWARDS RANCH RIVERHILLS ADD-7-16
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,262
Percent Complete: 100%
Land Sqft^{*}: 7,362
Land Acres^{*}: 0.1690
Pool: N

State Code: A

Year Built: 2014

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$1,275,858

Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

SUTTON JAMES D
SUTTON ROBYN R

Primary Owner Address:

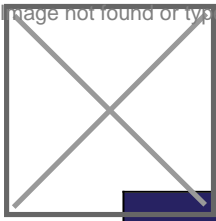
3868 BISHOPS FLOWER RD
FORT WORTH, TX 76109

Deed Date: 7/15/2015

Deed Volume:

Deed Page:

Instrument: [D215155766](#)



| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|---------------------------|------------|----------------------------|-------------|-----------|
| VILLAGE HOMES LP | 5/23/2014 | D214110110 | 0000000 | 0000000 |
| HARDIN KEN | 11/29/2012 | D212294262 | 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 | \$1,170,950 | \$104,908 | \$1,275,858 | \$1,275,858 |
| 2024 | \$1,170,950 | \$104,908 | \$1,275,858 | \$1,211,973 |
| 2023 | \$1,176,283 | \$104,908 | \$1,281,191 | \$1,101,794 |
| 2022 | \$932,652 | \$104,908 | \$1,037,560 | \$1,001,631 |
| 2021 | \$805,666 | \$104,908 | \$910,574 | \$910,574 |
| 2020 | \$925,143 | \$104,908 | \$1,030,051 | \$900,385 |

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.