



Address: [3916 BISHOPS FLOWER RD](#)
City: FORT WORTH
Georeference: 11069-7-22
Subdivision: EDWARDS RANCH RIVERHILLS ADD
Neighborhood Code: 4T025B

Latitude: 32.6899029078
Longitude: -97.402208679
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 22

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: 41593677
Site Name: EDWARDS RANCH RIVERHILLS ADD-7-22
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,962
Percent Complete: 100%
Land Sqft^{*}: 7,667
Land Acres^{*}: 0.1760
Pool: N

State Code: A

Year Built: 2013

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$1,206,002

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:

CORNELIUS KERRY L JR
CORNELIUS LAUREN

Primary Owner Address:

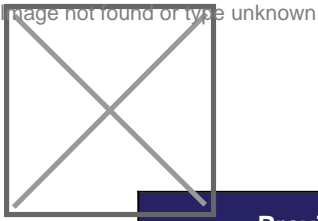
3916 BISHOPS FLOWER RD
FORT WORTH, TX 76109

Deed Date: 11/30/2012

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D212294592](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CASSCO DEVELOPMENT CO INC	1/1/2012	0000000000000000	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	\$1,060,329	\$145,673	\$1,206,002	\$1,206,002
2024	\$1,060,329	\$145,673	\$1,206,002	\$1,160,086
2023	\$1,065,180	\$145,673	\$1,210,853	\$1,054,624
2022	\$842,172	\$145,673	\$987,845	\$958,749
2021	\$725,917	\$145,673	\$871,590	\$871,590
2020	\$836,751	\$182,091	\$1,018,842	\$822,681

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.