



Address: [3936 BISHOPS FLOWER RD](#)
City: FORT WORTH
Georeference: 11069-7-27
Subdivision: EDWARDS RANCH RIVERHILLS ADD
Neighborhood Code: 4T025B

Latitude: 32.6897473324
Longitude: -97.4012380728
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 27

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: TEXAS TAX PROTEST (05909)
Notice Sent Date: 4/15/2025
Notice Value: \$1,261,000
Protest Deadline Date: 5/24/2024

Site Number: 41593723
Site Name: EDWARDS RANCH RIVERHILLS ADD-7-27
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size+++: 3,331
Percent Complete: 100%
Land Sqft* : 6,970
Land Acres* : 0.1600
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:
KRAYBILL BRIAN
WALKER DEBORAH
Primary Owner Address:
3936 BISHOPS FLOWER RD
BENBROOK, TX 76109

Deed Date: 7/22/2015
Deed Volume:
Deed Page:
Instrument: [D215162558](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KINGMAN CHARLES;KINGMAN SHANNON	11/29/2012	D212293889	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	\$1,128,570	\$132,430	\$1,261,000	\$1,229,844
2024	\$1,128,570	\$132,430	\$1,261,000	\$1,118,040
2023	\$1,146,570	\$132,430	\$1,279,000	\$1,016,400
2022	\$791,570	\$132,430	\$924,000	\$924,000
2021	\$787,570	\$132,430	\$920,000	\$920,000
2020	\$929,891	\$165,538	\$1,095,429	\$986,587

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.