



**Address:** [3948 BISHOPS FLOWER RD](#)  
**City:** FORT WORTH  
**Georeference:** 11069-7-30  
**Subdivision:** EDWARDS RANCH RIVERHILLS ADD  
**Neighborhood Code:** 4T025B

**Latitude:** 32.6896742845  
**Longitude:** -97.4007105376  
**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 30

**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:** 2016  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$1,242,766  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 41593766  
**Site Name:** EDWARDS RANCH RIVERHILLS ADD-7-30  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size+++:** 3,015  
**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:**  
HAYMAN BARBARA  
**Primary Owner Address:**  
3948 BISHOPS FLOWER RD  
FORT WORTH, TX 76109

**Deed Date:** 11/29/2012  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D212293815](#)

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 <sup>+</sup>
2025	\$1,110,336	\$132,430	\$1,242,766	\$1,178,976
2024	\$1,110,336	\$132,430	\$1,242,766	\$1,071,796
2023	\$1,140,361	\$132,430	\$1,272,791	\$974,360
2022	\$900,441	\$132,430	\$1,032,871	\$885,782
2021	\$775,019	\$132,430	\$907,449	\$805,256
2020	\$880,996	\$165,538	\$1,046,534	\$732,051

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)
- DISABLED VET 70 to 99 PCT 11.22

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.