

Tarrant Appraisal District

Property Information | PDF

Account Number: 41593766

Address: 3948 BISHOPS FLOWER RD

City: FORT WORTH

Georeference: 11069-7-30

Subdivision: EDWARDS RANCH RIVERHILLS ADD

Neighborhood Code: 4T025B

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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

Latitude: 32.6896742845 Longitude: -97.4007105376

TAD Map: 2030-372

MAPSCO: TAR-089E



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.

OWNER INFORMATION

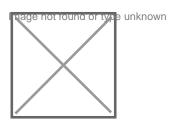
Current Owner: HAYMAN BARBARA **Primary Owner Address:** 3948 BISHOPS FLOWER RD FORT WORTH, TX 76109

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	000000000000000	0000000	0000000

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



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	\$1,110,336	\$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.

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.

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.