



Address: [4012 BENT ELM LN](#)
City: FORT WORTH
Georeference: 11069-12-6
Subdivision: EDWARDS RANCH RIVERHILLS ADD
Neighborhood Code: 4T025C

Latitude: 32.6960513269
Longitude: -97.4111936111
TAD Map: 2024-372
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 12 Lot 6

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: GILL DENSON & COMPANY LLC (12107) **Pool:** N

Notice Sent Date: 4/15/2025

Notice Value: \$1,359,555

Protest Deadline Date: 5/24/2024

Site Number: 41678346
Site Name: EDWARDS RANCH RIVERHILLS ADD-12-6
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,495
Percent Complete: 100%
Land Sqft^{*}: 8,102
Land Acres^{*}: 0.1859

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

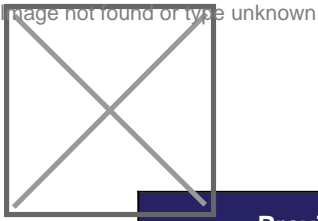
Current Owner:

WRIGHT JOHN C
WRIGHT ANN M

Primary Owner Address:

4012 BENT ELM LN
FORT WORTH, TX 76109

Deed Date: 4/29/2014
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D214086047](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CASSCO DEVELOPMENT CO INC	1/1/2013	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	\$1,244,101	\$115,454	\$1,359,555	\$1,327,273
2024	\$1,244,101	\$115,454	\$1,359,555	\$1,206,612
2023	\$1,167,666	\$115,454	\$1,283,120	\$1,096,920
2022	\$1,002,153	\$115,454	\$1,117,607	\$997,200
2021	\$844,680	\$115,454	\$960,134	\$906,545
2020	\$708,678	\$115,454	\$824,132	\$824,132

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.