



Address: [4008 BENT ELM LN](#)
City: FORT WORTH
Georeference: 11069-12-7
Subdivision: EDWARDS RANCH RIVERHILLS ADD
Neighborhood Code: 4T025C

Latitude: 32.6962816303
Longitude: -97.4111899354
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 7

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: 2017

Personal Property Account: N/A

Agent: PROPERTY TAX LOCK (11667)

Notice Sent Date: 4/15/2025

Notice Value: \$1,326,000

Protest Deadline Date: 5/24/2024

Site Number: 41678354
Site Name: EDWARDS RANCH RIVERHILLS ADD-12-7
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,676
Percent Complete: 100%
Land Sqft^{*}: 8,276
Land Acres^{*}: 0.1899
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:

SPRADLEY FREDERICK L
SPRADLEY STEPHANIE W

Primary Owner Address:
4008 BENT ELM LN
FORT WORTH, TX 76109

Deed Date: 5/17/2018
Deed Volume:
Deed Page:
Instrument: [D218106719](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|----------------------------|-----------|----------------------------|-------------|-----------|
| RAMSEY & SHAW BUILDERS LLC | 3/31/2017 | D217073492 | | |
| BEHRINGER C.L | 3/27/2017 | D217066620 | | |
| RAMSEY & SHAW BUILDERS LLC | 4/29/2014 | D214087174 | 0000000 | 0000000 |
| 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 | \$1,208,067 | \$117,933 | \$1,326,000 | \$1,128,821 |
| 2024 | \$1,208,067 | \$117,933 | \$1,326,000 | \$1,026,201 |
| 2023 | \$1,182,067 | \$117,933 | \$1,300,000 | \$932,910 |
| 2022 | \$978,637 | \$117,933 | \$1,096,570 | \$848,100 |
| 2021 | \$653,067 | \$117,933 | \$771,000 | \$771,000 |
| 2020 | \$653,067 | \$117,933 | \$771,000 | \$771,000 |

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.