



**Address:** [4000 BENT ELM LN](#)  
**City:** FORT WORTH  
**Georeference:** 11069-12-9  
**Subdivision:** EDWARDS RANCH RIVERHILLS ADD  
**Neighborhood Code:** 4T025C

**Latitude:** 32.6965979146  
**Longitude:** -97.4112070282  
**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 9

**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:** 2015  
**Personal Property Account:** N/A  
**Agent:** POPP HUTCHESON PLLC (09252)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 41678370  
**Site Name:** EDWARDS RANCH RIVERHILLS ADD-12-9  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,537  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,150  
**Land Acres<sup>\*</sup>:** 0.1641  
**Pool:** N

<sup>+++</sup> Rounded.  
<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

**OWNER INFORMATION**

**Current Owner:**  
DELIGHTFUL LIVING LLC  
**Primary Owner Address:**  
4000 BENT ELM LN  
FORT WORTH, TX 76109

**Deed Date:** 7/6/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223118955](#)

| Previous Owners                   | Date       | Instrument                 | Deed Volume | Deed Page |
|-----------------------------------|------------|----------------------------|-------------|-----------|
| WILKIE KAYLA                      | 10/31/2022 | <a href="#">D222260431</a> |             |           |
| SLEDGE JOHN G;SLEDGE STACEY R     | 1/15/2019  | <a href="#">D219009994</a> |             |           |
| BARON MILLAN MARIA DE LOS ANGELES | 5/25/2016  | <a href="#">D216114130</a> |             |           |
| VILLAGE HOMES LP                  | 5/14/2014  | <a href="#">D214099477</a> | 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 <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$1,148,895        | \$101,888   | \$1,250,783  | \$1,250,783                  |
| 2024 | \$1,148,895        | \$101,888   | \$1,250,783  | \$1,250,783                  |
| 2023 | \$1,148,895        | \$101,888   | \$1,250,783  | \$1,250,783                  |
| 2022 | \$758,112          | \$101,888   | \$860,000    | \$860,000                    |
| 2021 | \$758,112          | \$101,888   | \$860,000    | \$840,785                    |
| 2020 | \$662,462          | \$101,888   | \$764,350    | \$764,350                    |

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

There are no exemptions for this property

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.