



Address: [3940 BENT ELM LN](#)
City: FORT WORTH
Georeference: 11069-12-14
Subdivision: EDWARDS RANCH RIVERHILLS ADD
Neighborhood Code: 4T025C

Latitude: 32.6974568614
Longitude: -97.4112285793
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 14

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)

Site Number: 41678427

Site Name: EDWARDS RANCH RIVERHILLS ADD-12-14

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,307

Percent Complete: 100%

Land Sqft^{*}: 7,150

Land Acres^{*}: 0.1641

State Code: A

Year Built: 2014

Personal Property Account: N/A

Agent: GOODRICH REALTY CONSULTING (009741)
Pool: N

Notice Sent Date: 4/15/2025

Notice Value: \$1,268,362

Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

PEPPARD WILSON
PEPPARD ANNALISA

Primary Owner Address:

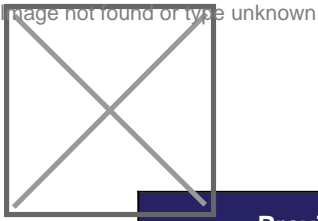
3940 BENT ELM LN
FORT WORTH, TX 76109

Deed Date: 4/2/2014

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D214066696](#)



| 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 | \$1,166,474 | \$101,888 | \$1,268,362 | \$1,137,525 |
| 2024 | \$1,166,474 | \$101,888 | \$1,268,362 | \$1,034,114 |
| 2023 | \$1,094,029 | \$101,888 | \$1,195,917 | \$940,104 |
| 2022 | \$752,752 | \$101,888 | \$854,640 | \$854,640 |
| 2021 | \$752,752 | \$101,888 | \$854,640 | \$811,603 |
| 2020 | \$657,404 | \$101,888 | \$759,292 | \$737,821 |

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.