



Address: [3856 BENT ELM LN](#)
City: FORT WORTH
Georeference: 11069-13-2
Subdivision: EDWARDS RANCH RIVERHILLS ADD
Neighborhood Code: 4T025C

Latitude: 32.698133914
Longitude: -97.4089230347
TAD Map: 2024-372
MAPSCO: TAR-088D



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 13 Lot 2

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: 2020
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$1,600,000
Protest Deadline Date: 5/24/2024

Site Number: 800017255
Site Name: EDWARDS RANCH RIVERHILLS ADD 13 2
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 4,377
Percent Complete: 100%
Land Sqft^{*}: 11,543
Land Acres^{*}: 0.2650
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:
CONDON STEPHEN
CONDON CIARA
Primary Owner Address:
3856 BENT ELM LN
FORT WORTH, TX 76109

Deed Date: 1/29/2021
Deed Volume:
Deed Page:
Instrument: [D221030729](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CONDON STEPHEN	2/14/2020	D220037005		
DAN THOMAS HOMES INC	12/20/2016	D216298936		

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	\$1,380,675	\$219,325	\$1,600,000	\$1,464,100
2024	\$1,380,675	\$219,325	\$1,600,000	\$1,331,000
2023	\$1,447,605	\$219,325	\$1,666,930	\$1,210,000
2022	\$880,675	\$219,325	\$1,100,000	\$1,100,000
2021	\$880,675	\$219,325	\$1,100,000	\$1,100,000
2020	\$0	\$153,528	\$153,528	\$153,528

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.