



Address: [3848 BENT ELM LN](#)
City: FORT WORTH
Georeference: 11069-13-3
Subdivision: EDWARDS RANCH RIVERHILLS ADD
Neighborhood Code: 4T025C

Latitude: 32.698164767
Longitude: -97.4086261436
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 3

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: 2021
Personal Property Account: N/A
Agent: WILLIAM PORTWOOD (01111)
Protest Deadline Date: 5/24/2024

Site Number: 800017243
Site Name: EDWARDS RANCH RIVERHILLS ADD 13 3
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 5,319
Percent Complete: 100%
Land Sqft^{*}: 14,069
Land Acres^{*}: 0.3230
Pool: Y

+++ Rounded.

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

OWNER INFORMATION

Current Owner:
KRIVANEK ANTHONY J
KRIVANEK CARLA A
Primary Owner Address:
3848 BENT ELM LN
FORT WORTH, TX 76109

Deed Date: 8/3/2022
Deed Volume:
Deed Page:
Instrument: [D222195498](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BOBECHE & BRANCH CONSTRUCTION GROUP LLC CHARTER #802601815	9/14/2020	D220232366		
BROWN CAMILLE;BROWN HAL	8/23/2019	D219195132		
JS ALCALA PROPERTIES LLC	12/15/2016	D216293799		

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	\$1,632,672	\$267,328	\$1,900,000	\$1,900,000
2024	\$1,632,672	\$267,328	\$1,900,000	\$1,900,000
2023	\$1,590,394	\$267,328	\$1,857,722	\$1,857,722
2022	\$583,225	\$267,328	\$850,553	\$850,553
2021	\$0	\$267,328	\$267,328	\$267,328
2020	\$0	\$267,328	\$267,328	\$267,328

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.