



Address: [2601 BENBROOK BLVD](#)
City: FORT WORTH
Georeference: 2860-12-25
Subdivision: BLUEBONNET HILLS
Neighborhood Code: 4T002V

Latitude: 32.7015465395
Longitude: -97.3546440206
TAD Map: 2042-376
MAPSCO: TAR-090B



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: BLUEBONNET HILLS Block 12
Lot 25

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: 1949

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 00231630

Site Name: BLUEBONNET HILLS-12-25

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,116

Percent Complete: 100%

Land Sqft^{*}: 7,500

Land Acres^{*}: 0.1721

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:

RUELAS MAUREEN ANN
RUELAS ERIC

Primary Owner Address:

2601 BENBROOK BLVD
FORT WORTH, TX 76109

Deed Date: 4/2/2021

Deed Volume:

Deed Page:

Instrument: [D221093212](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HICSONMEZ AMANDA	12/29/2018	M218014820		
BEDNAR AMANDA	8/30/2018	D218199241		
GREENSHIELD LOREN;GREENSHIELD MARGAR	12/3/2010	D210301622	0000000	0000000
MOORE BRYCE G	5/19/2010	D210124051	0000000	0000000
PATRAS DOROTHY	5/12/2003	00000000000000	0000000	0000000
PATRAS PHYLLIS EST	12/31/1900	00000000000000	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	\$56,000	\$225,000	\$281,000	\$281,000
2024	\$65,000	\$225,000	\$290,000	\$290,000
2023	\$84,500	\$190,500	\$275,000	\$275,000
2022	\$136,896	\$110,000	\$246,896	\$246,896
2021	\$101,452	\$110,000	\$211,452	\$211,452
2020	\$68,000	\$110,000	\$178,000	\$178,000

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

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.