



Address: [2521 BENBROOK BLVD](#)
City: FORT WORTH
Georeference: 2860-12-27
Subdivision: BLUEBONNET HILLS
Neighborhood Code: 4T002V

Latitude: 32.7015452822
Longitude: -97.3543131238
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 27

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: 1947

Personal Property Account: N/A

Agent: S R YATES REAL ESTATE INC (12295)

Protest Deadline Date: 5/24/2024

Site Number: 00231657

Site Name: BLUEBONNET HILLS-12-27

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,849

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:

TCU MTP LLC

Primary Owner Address:

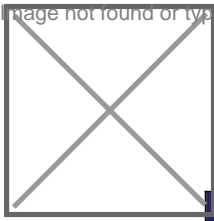
1305 AIRPORT FRWY STE 302
BEDFORD, TX 76021

Deed Date: 9/28/2021

Deed Volume:

Deed Page:

Instrument: [D221288399](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SLAJ LLC	2/20/2014	D214037989	0000000	0000000
LPM HOLDINGS LLC	5/25/2013	D213134181	0000000	0000000
JDJC HOMES LP	5/24/2013	D213134180	0000000	0000000
FERGUSON FRANK	12/31/1900	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	\$133,405	\$225,000	\$358,405	\$358,405
2024	\$155,000	\$225,000	\$380,000	\$380,000
2023	\$178,912	\$190,500	\$369,412	\$369,412
2022	\$256,531	\$110,000	\$366,531	\$366,531
2021	\$187,692	\$110,000	\$297,692	\$297,692
2020	\$227,526	\$110,000	\$337,526	\$337,526

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.