



Address: [2951 BENBROOK BLVD](#)
City: FORT WORTH
Georeference: 2860-20-1
Subdivision: BLUEBONNET HILLS
Neighborhood Code: 4T002Z

Latitude: 32.7016876105
Longitude: -97.3596227547
TAD Map: 2042-376
MAPSCO: TAR-090A



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BLUEBONNET HILLS Block 20
Lot 1

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: 1938

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$522,137

Protest Deadline Date: 5/24/2024

Site Number: 00233137
Site Name: BLUEBONNET HILLS-20-1
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,136
Percent Complete: 100%
Land Sqft^{*}: 7,000
Land Acres^{*}: 0.1606
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:
THIEN DUONG, LLC SERIES
Primary Owner Address:
2951 BENBROOK BLVD
FORT WORTH, TX 76109

Deed Date: 8/13/2024
Deed Volume:
Deed Page:
Instrument: [D224147850](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NGUYEN AN THIEN	5/24/2023	D223091104		
THIEN DUONG LLC SERIES A	10/26/2018	D218241855		
ANDUJAR MARY W	8/27/2003	000000000000000	0000000	0000000
ANDUJAR JOHN J EST	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	\$312,137	\$210,000	\$522,137	\$522,137
2024	\$312,137	\$210,000	\$522,137	\$522,137
2023	\$267,583	\$175,000	\$442,583	\$442,583
2022	\$231,311	\$110,000	\$341,311	\$341,311
2021	\$170,000	\$110,000	\$280,000	\$280,000
2020	\$170,000	\$110,000	\$280,000	\$280,000

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.