



**Address:** [4201 SPRINGBRANCH DR](#)  
**City:** BENBROOK  
**Georeference:** 3847-1-21  
**Subdivision:** BROOKS-MORELAND ADDITION  
**Neighborhood Code:** 4W003H

**Latitude:** 32.7112155744  
**Longitude:** -97.463127171  
**TAD Map:** 2006-376  
**MAPSCO:** TAR-073T



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** BROOKS-MORELAND  
ADDITION Block 1 Lot 21

**Jurisdictions:**

CITY OF BENBROOK (003)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
FORT WORTH ISD (905)

**State Code:** A

**Year Built:** 1957

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

**Protest Deadline Date:** 7/12/2024

**Site Number:** 00319910

**Site Name:** BROOKS-MORELAND ADDITION-1-21

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,904

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 12,400

**Land Acres<sup>\*</sup>:** 0.2846

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

FORD CINDY R

FORD KEVIN A

**Primary Owner Address:**

4201 SPRINGBRANCH DR

BENBROOK, TX 76116-7633

**Deed Date:** 8/19/2003

**Deed Volume:** 0017104

**Deed Page:** 0000271

**Instrument:** [D203313401](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MARCUM DOROTHY	12/31/1900	0000000000000000	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 <sup>+</sup>
2025	\$275,830	\$50,000	\$325,830	\$325,830
2024	\$323,868	\$50,000	\$373,868	\$373,868
2023	\$359,723	\$50,000	\$409,723	\$365,206
2022	\$300,554	\$50,000	\$350,554	\$332,005
2021	\$251,823	\$50,000	\$301,823	\$301,823
2020	\$232,115	\$50,000	\$282,115	\$282,115

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.