



Address: [4301 SPRINGBRANCH DR](#)
City: BENBROOK
Georeference: 3847-2-1R
Subdivision: BROOKS-MORELAND ADDITION
Neighborhood Code: 4W003H

Latitude: 32.7101883975
Longitude: -97.4629839813
TAD Map: 2006-376
MAPSCO: TAR-073X



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 2 Lot 1R

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: 1968
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 00319961
Site Name: BROOKS-MORELAND ADDITION-2-1R
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,246
Percent Complete: 100%
Land Sqft^{*}: 11,592
Land Acres^{*}: 0.2661
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:
SPRADLING V
Primary Owner Address:
4301 SPRINGBRANCH DR
BENBROOK, TX 76116-7657

Deed Date: 4/18/2023
Deed Volume:
Deed Page:
Instrument: 142-23-066041

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SPRADLING RICHARD E EST;SPRADLING V	8/16/1983	00075870001286	0007587	0001286
ROGER L HALL	12/31/1900	00065340000515	0006534	0000515



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	\$194,922	\$50,000	\$244,922	\$244,922
2024	\$194,922	\$50,000	\$244,922	\$244,922
2023	\$217,896	\$50,000	\$267,896	\$251,572
2022	\$185,140	\$50,000	\$235,140	\$228,702
2021	\$157,911	\$50,000	\$207,911	\$207,911
2020	\$208,021	\$50,000	\$258,021	\$258,021

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.