



**Address:** [3812 SPRINGBRANCH DR](#)  
**City:** BENBROOK  
**Georeference:** 3847-10-4  
**Subdivision:** BROOKS-MORELAND ADDITION  
**Neighborhood Code:** 4W003I

**Latitude:** 32.7151502636  
**Longitude:** -97.4639031258  
**TAD Map:** 2006-380  
**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 10 Lot 4

**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:** OCONNOR & ASSOCIATES (00436)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$286,323

**Protest Deadline Date:** 5/24/2024

**Site Number:** 00320919

**Site Name:** BROOKS-MORELAND ADDITION-10-4

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,715

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,148

**Land Acres<sup>\*</sup>:** 0.2100

**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:**

MEDINA MARTIN JR

**Primary Owner Address:**

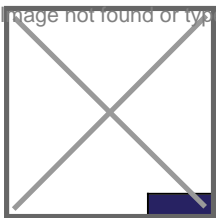
3812 SPRINGBRANCH DR  
BENBROOK, TX 76116

**Deed Date:** 12/10/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220328216](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
RYAN SARAH ELIZABETH	6/21/2018	<a href="#">D218137476</a>		
3812 SPRINGBRANCH DRIVE	6/19/2017	<a href="#">D217140969</a>		
THOMPSON EST ROBERT E	5/14/1996	00123980002038	0012398	0002038
TROWBRIDGE MARSHA B TR	2/23/1995	00119000001707	0011900	0001707
BLUMBERG FRED A S	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 <sup>+</sup>
2025	\$211,302	\$35,000	\$246,302	\$246,302
2024	\$251,323	\$35,000	\$286,323	\$254,100
2023	\$274,000	\$35,000	\$309,000	\$231,000
2022	\$175,000	\$35,000	\$210,000	\$210,000
2021	\$175,000	\$35,000	\$210,000	\$210,000
2020	\$142,500	\$35,000	\$177,500	\$177,500

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.