



Address: [3900 SPRINGBRANCH DR](#)
City: BENBROOK
Georeference: 3847-10-6
Subdivision: BROOKS-MORELAND ADDITION
Neighborhood Code: 4W003I

Latitude: 32.714629658
Longitude: -97.4638905913
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 6

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: THE GALLAGHER FIRM PLLC (11961)

Protest Deadline Date: 5/24/2024

Site Number: 00320935
Site Name: BROOKS-MORELAND ADDITION-10-6
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,717
Percent Complete: 100%
Land Sqft^{*}: 9,912
Land Acres^{*}: 0.2275
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:
NICHOLS ASHLEY K
Primary Owner Address:
3900 SPRINGBRANCH DR
BENBROOK, TX 76116-7616

Deed Date: 4/8/2011
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D211086204](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|--------------------------|------------|----------------------------|-------------|-----------|
| HOVESKELAND LUCINDA ETAL | 8/6/2010 | D207410673 | 0000000 | 0000000 |
| LONG HENRY L 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 | \$195,000 | \$35,000 | \$230,000 | \$230,000 |
| 2024 | \$195,000 | \$35,000 | \$230,000 | \$230,000 |
| 2023 | \$195,000 | \$35,000 | \$230,000 | \$213,092 |
| 2022 | \$176,000 | \$35,000 | \$211,000 | \$193,720 |
| 2021 | \$141,109 | \$35,000 | \$176,109 | \$176,109 |
| 2020 | \$141,109 | \$35,000 | \$176,109 | \$176,109 |

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.