



**Address:** [3916 SPRINGBRANCH DR](#)  
**City:** BENBROOK  
**Georeference:** 3847-10-10  
**Subdivision:** BROOKS-MORELAND ADDITION  
**Neighborhood Code:** 4W003I

**Latitude:** 32.713663236  
**Longitude:** -97.463865166  
**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 10

**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:** None

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

**Site Number:** 00320986

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

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,510

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,353

**Land Acres<sup>\*</sup>:** 0.2147

**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:**

BALL BLAKE R

**Primary Owner Address:**

3916 SPRINGBRANCH DR  
BENBROOK, TX 76116

**Deed Date:** 6/16/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223110549](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WELLS ALMA;WELLS WESTON	6/4/2020	<a href="#">D220131910</a>		
EMMS KRISTIN L;EMMS TRISTAN C	9/26/2016	<a href="#">D216226344</a>		
HEATH ERNEST DWAIN Jr	1/24/2012	<a href="#">D202368785</a>		
HEATH BARBARA EST	3/29/2011	0000000000000000	0000000	0000000
HEATH BARBARA;HEATH E DWAIN EST SR	11/24/1999	00141170000416	0014117	0000416
BOBO CHARLES E	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	\$304,000	\$35,000	\$339,000	\$339,000
2024	\$304,000	\$35,000	\$339,000	\$339,000
2023	\$344,849	\$35,000	\$379,849	\$379,849
2022	\$296,506	\$35,000	\$331,506	\$331,506
2021	\$255,673	\$35,000	\$290,673	\$290,673
2020	\$219,239	\$35,000	\$254,239	\$254,239

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)
- DISABLED VET 70 to 99 PCT 11.22

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.