



**Address:** [4112 SPRINGBRANCH DR](#)  
**City:** BENBROOK  
**Georeference:** 3847-10-19  
**Subdivision:** BROOKS-MORELAND ADDITION  
**Neighborhood Code:** 4W003I

**Latitude:** 32.7117039913  
**Longitude:** -97.4638163155  
**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 19

**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:** 1960

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$340,000

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

**Site Number:** 00321087

**Site Name:** BROOKS-MORELAND ADDITION-10-19

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,308

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,680

**Land Acres<sup>\*</sup>:** 0.2681

**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:**

PEDIFORD MAX  
PEDIFORD LACEY P

**Primary Owner Address:**

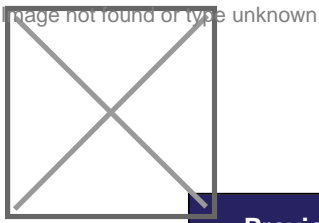
4112 SPRINGBRANCH DR  
BENBROOK, TX 76116-7678

**Deed Date:** 3/8/2013

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D213064847](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
PRINCE JOHN E ETAL	5/15/2012	<a href="#">D213064846</a>	0000000	0000000
PRINCE RUBY NIX EST	8/18/1996	00127750000180	0012775	0000180
PRINCE J V	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 <sup>+</sup>
2025	\$237,000	\$35,000	\$272,000	\$272,000
2024	\$305,000	\$35,000	\$340,000	\$306,533
2023	\$335,000	\$35,000	\$370,000	\$278,666
2022	\$265,000	\$35,000	\$300,000	\$253,333
2021	\$266,696	\$35,000	\$301,696	\$230,303
2020	\$220,912	\$35,000	\$255,912	\$209,366

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.