



Address: [4116 SPRINGBRANCH DR](#)
City: BENBROOK
Georeference: 3847-10-20
Subdivision: BROOKS-MORELAND ADDITION
Neighborhood Code: 4W003I

Latitude: 32.7114659033
Longitude: -97.4638105321
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 20

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: 1959

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$343,556

Protest Deadline Date: 5/24/2024

Site Number: 00321095

Site Name: BROOKS-MORELAND ADDITION-10-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,963

Percent Complete: 100%

Land Sqft^{*}: 13,760

Land Acres^{*}: 0.3158

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:

BOMBLATUS CLARISSA R

Primary Owner Address:

4116 SPRINGBRANCH DR
BENBROOK, TX 76126

Deed Date: 4/18/2019

Deed Volume:

Deed Page:

Instrument: [D219081381](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SWEENEY DAVID A;SWEENEY EMILY E	2/24/2016	D216037770		
DURHAM KELLY A	10/26/2010	D210264936	0000000	0000000
DURHAM C NICHOLS;DURHAM KELLY	9/8/2010	D210220247	0000000	0000000
DURHAM KELLY A	11/2/2000	D203278654	0017006	0000214
DURHAM KELLY A;DURHAM WILLIAM F	10/29/1999	00140900000124	0014090	0000124
CONDITT SARAH P	5/1/1999	000000000000000	0000000	0000000
CONDITT A A EST;CONDITT SARAH	12/31/1900	00063550000340	0006355	0000340

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	\$308,556	\$35,000	\$343,556	\$343,556
2024	\$308,556	\$35,000	\$343,556	\$341,440
2023	\$310,094	\$35,000	\$345,094	\$310,400
2022	\$267,093	\$35,000	\$302,093	\$282,182
2021	\$230,774	\$35,000	\$265,774	\$256,529
2020	\$198,208	\$35,000	\$233,208	\$233,208

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.