



Address: [2321 BENBROOK DR](#)
City: FORT WORTH
Georeference: 6050-16-20
Subdivision: BYERS & MCCART ADDITION
Neighborhood Code: M4T03A

Latitude: 32.7034053026
Longitude: -97.3513484551
TAD Map: 2042-376
MAPSCO: TAR-076X



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: BYERS & MCCART ADDITION
Block 16 Lot 20

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

State Code: B

Year Built: 2021

Personal Property Account: N/A

Agent: INTEGRATAX (00753)

Protest Deadline Date: 5/24/2024

Site Number: 00393290

Site Name: BYERS & MCCART ADDITION-16-20

Site Class: B - Residential - Multifamily

Parcels: 1

Approximate Size⁺⁺⁺: 4,487

Percent Complete: 100%

Land Sqft^{*}: 6,250

Land Acres^{*}: 0.1434

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:

GRIT 3 RE LLC

Primary Owner Address:

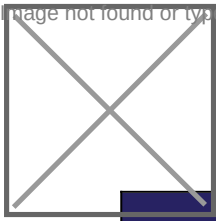
1867 POST OAK PL
ROANOKE, TX 76262

Deed Date: 10/1/2021

Deed Volume:

Deed Page:

Instrument: [D221288325](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
WRIGHT ANGLE LLC	10/27/2015	D215244558		
TINNEMEYER ARTHUR CHARLES	2/8/1996	00122580001396	0012258	0001396
DOSKOCIL DANIEL JOSEPH	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	\$466,750	\$93,750	\$560,500	\$560,500
2024	\$605,128	\$93,750	\$698,878	\$698,878
2023	\$733,900	\$126,562	\$860,462	\$860,462
2022	\$116,729	\$82,500	\$199,229	\$199,229
2021	\$68,600	\$82,500	\$151,100	\$151,100
2020	\$68,600	\$82,500	\$151,100	\$151,100

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

There are no exemptions for this property

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.