



Address: [4107 LAKE BREEZE DR](#)
City: BENBROOK
Georeference: 8465-4-12
Subdivision: COUNTRY DAY ESTATES
Neighborhood Code: 4R020C

Latitude: 32.6923257647
Longitude: -97.4232061055
TAD Map: 2018-372
MAPSCO: TAR-088F



Google Map or type unknown

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

PROPERTY DATA

Legal Description: COUNTRY DAY ESTATES Block
4 Lot 12

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: 1984

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 00640301

Site Name: COUNTRY DAY ESTATES-4-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,187

Percent Complete: 100%

Land Sqft^{*}: 10,957

Land Acres^{*}: 0.2515

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:

YANNAZZO JO ANN EST

Primary Owner Address:

4107 LAKE BREEZE DR
BENBROOK, TX 76132-2765

Deed Date: 5/17/1993

Deed Volume: 0011074

Deed Page: 0000088

Instrument: 00110740000088

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DEMENT ALICE;DEMENT BERNIE	11/4/1985	000835900000980	0008359	0000980
CDM ENT INC	9/5/1984	000794000002277	0007940	0002277
FIRST GENERAL CORP	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	\$298,804	\$95,000	\$393,804	\$393,804
2024	\$298,804	\$95,000	\$393,804	\$393,804
2023	\$327,627	\$95,000	\$422,627	\$422,627
2022	\$284,278	\$75,000	\$359,278	\$359,278
2021	\$263,761	\$75,000	\$338,761	\$338,761
2020	\$226,255	\$75,000	\$301,255	\$301,255

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.