



**Address:** [2109 SANSOM CIR](#)  
**City:** RIVER OAKS  
**Georeference:** 21180-1-14  
**Subdivision:** INSPIRATION POINT ADDITION  
**Neighborhood Code:** 2C020G

**Latitude:** 32.7900806003  
**Longitude:** -97.4030530188  
**TAD Map:** 2024-408  
**MAPSCO:** TAR-061E



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** INSPIRATION POINT ADDITION  
Block 1 Lot 14

**Jurisdictions:**  
CITY OF RIVER OAKS (029)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CASTLEBERRY ISD (917)  
**State Code:** A  
**Year Built:** 1969  
**Personal Property Account:** N/A  
**Agent:** OCONNOR & ASSOCIATES (00436)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 01430564  
**Site Name:** INSPIRATION POINT ADDITION-1-14  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,400  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 15,550  
**Land Acres<sup>\*</sup>:** 0.3569  
**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:**  
BENHAM JANICE  
BEARDEN DAVID  
**Primary Owner Address:**  
2109 SANSOM CIR  
RIVER OAKS, TX 76114-1818

**Deed Date:** 2/21/2005  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D205053423](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
COTTLE EUGENE T EST	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	\$190,412	\$106,650	\$297,062	\$297,062
2024	\$206,047	\$106,650	\$312,697	\$312,697
2023	\$204,350	\$106,650	\$311,000	\$299,232
2022	\$203,686	\$68,343	\$272,029	\$272,029
2021	\$218,626	\$42,000	\$260,626	\$258,342
2020	\$219,045	\$42,000	\$261,045	\$234,856

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.