



Address: [9254 CAPE ROYALE CT](#)
City: FORT WORTH
Georeference: 23125-2-14R
Subdivision: LAKE COUNTRY SECRET HARBOUR
Neighborhood Code: 2A200B

Latitude: 32.8916283076
Longitude: -97.4434738448
TAD Map: 2012-444
MAPSCO: TAR-031H



Google Map or type unknown

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

PROPERTY DATA

Legal Description: LAKE COUNTRY SECRET
HARBOUR Block 2 Lot 14R

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
EAGLE MTN-SAGINAW ISD (918)

State Code: A

Year Built: 2003

Personal Property Account: N/A

Agent: TEXAS TAX PROTEST (05909)

Notice Sent Date: 4/15/2025

Notice Value: \$992,000

Protest Deadline Date: 5/24/2024

Site Number: 01537067

Site Name: LAKE COUNTRY SECRET HARBOUR-2-14R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,151

Percent Complete: 100%

Land Sqft^{*}: 11,853

Land Acres^{*}: 0.2721

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:

BENTON BRYAN A
BENTON LAUREN A

Primary Owner Address:

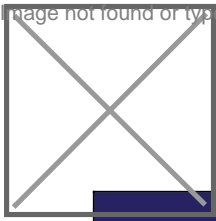
9254 CAPE ROYALE CT
FORT WORTH, TX 76179-3213

Deed Date: 2/9/2021

Deed Volume:

Deed Page:

Instrument: [D221057990](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BENTON BRYAN A	1/4/2002	00153860000046	0015386	0000046
VAUGHAN JO ANN;VAUGHAN JOHN S	1/14/1998	00130560000451	0013056	0000451
JOHNSON KENNETH M	12/31/1900	00000000000000	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	\$710,491	\$281,509	\$992,000	\$992,000
2024	\$710,491	\$281,509	\$992,000	\$907,500
2023	\$870,491	\$281,509	\$1,152,000	\$825,000
2022	\$607,500	\$142,500	\$750,000	\$750,000
2021	\$607,500	\$142,500	\$750,000	\$750,000
2020	\$679,377	\$142,500	\$821,877	\$821,877

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.