



Address: [3820 BEN CREEK CT](#)
City: FORT WORTH
Georeference: 24315-7-4
Subdivision: LOST CREEK ADDITION
Neighborhood Code: 4A100M

Latitude: 32.7150664698
Longitude: -97.5237552379
TAD Map: 1988-380
MAPSCO: TAR-071U



Google Map or type unknown

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

PROPERTY DATA

Legal Description: LOST CREEK ADDITION Block 7
Lot 4

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: A

Year Built: 1986

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Notice Sent Date: 4/15/2025

Notice Value: \$478,397

Protest Deadline Date: 5/24/2024

Site Number: 01611690

Site Name: LOST CREEK ADDITION-7-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,737

Percent Complete: 100%

Land Sqft^{*}: 12,430

Land Acres^{*}: 0.2853

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

KIRK MICHAEL E

KIRK PATRICIA E

Primary Owner Address:

3820 BEN CREEK CT
ALEDO, TX 76008

Deed Date: 3/9/2017

Deed Volume:

Deed Page:

Instrument: [D217053207](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GUTHRIE FRANK G;GUTHRIE PATRICIA	9/30/1987	00090840000012	0009084	0000012
AVANTE HOMES INC	1/21/1986	00084320002247	0008432	0002247
WESTSHIRE PROPERTIES INC	6/21/1984	00078660000521	0007866	0000521
GREAT EAGLE SERVICE CORP	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	\$368,397	\$110,000	\$478,397	\$477,297
2024	\$368,397	\$110,000	\$478,397	\$433,906
2023	\$382,896	\$88,000	\$470,896	\$394,460
2022	\$301,733	\$88,000	\$389,733	\$358,600
2021	\$249,000	\$77,000	\$326,000	\$326,000
2020	\$249,000	\$77,000	\$326,000	\$326,000

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.