



**Address:** [3712 BEN CREEK CT](#)  
**City:** FORT WORTH  
**Georeference:** 24315-7-18  
**Subdivision:** LOST CREEK ADDITION  
**Neighborhood Code:** 4A100M

**Latitude:** 32.7175640376  
**Longitude:** -97.5219966143  
**TAD Map:** 1988-380  
**MAPSCO:** TAR-071V



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 18

**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:** 1992  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 01611852  
**Site Name:** LOST CREEK ADDITION-7-18  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,110  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 11,000  
**Land Acres<sup>\*</sup>:** 0.2525  
**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:**  
BANKS JUDITH I  
**Primary Owner Address:**  
3712 BENCREEK CT  
ALEDO, TX 76008

**Deed Date:** 7/28/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223137790](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BAUMANN BETTY I;BAUMANN WILLIAM	11/30/1998	00135380000074	0013538	0000074
GRONA ALLYSON L;GRONA BRIAN S	8/14/1992	000000000000000	0000000	0000000
GRONA A L RATTIKIN;GRONA BRIAN	8/5/1992	00107330000283	0010733	0000283
CACHAREL COMPANIES # 1 LTD	12/16/1988	00094610001622	0009461	0001622
WESTSHIRE PROPERTIES INC	6/21/1984	00078660000521	0007866	0000521
GREAT EAGLE SERVICE 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 <sup>+</sup>
2025	\$304,515	\$110,000	\$414,515	\$414,515
2024	\$304,515	\$110,000	\$414,515	\$414,515
2023	\$317,364	\$88,000	\$405,364	\$363,897
2022	\$253,752	\$88,000	\$341,752	\$330,815
2021	\$223,741	\$77,000	\$300,741	\$300,741
2020	\$225,436	\$77,000	\$302,436	\$302,436

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.