



Address: [3704 BEN CREEK CT](#)
City: FORT WORTH
Georeference: 24315-7-20
Subdivision: LOST CREEK ADDITION
Neighborhood Code: 4A100M

Latitude: 32.7181136063
Longitude: -97.5219822952
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 20

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: 1988
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$426,462
Protest Deadline Date: 5/24/2024

Site Number: 01611879
Site Name: LOST CREEK ADDITION-7-20
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,666
Percent Complete: 100%
Land Sqft^{*}: 11,000
Land Acres^{*}: 0.2525
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:
STRUHS THOMAS L
FALCONER ELIZABETH
Primary Owner Address:
3704 BEN CREEK CT
FORT WORTH, TX 76008

Deed Date: 6/3/2024
Deed Volume:
Deed Page:
Instrument: [D224097762](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LEIPPRANDT DEBRA;LEIPPRANDT SCOTT B	9/14/1988	00093820002034	0009382	0002034
SUNRIDGE DEVELOPMENT CORP	7/26/1988	00093380000991	0009338	0000991
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	\$316,462	\$110,000	\$426,462	\$426,462
2024	\$316,462	\$110,000	\$426,462	\$399,301
2023	\$381,000	\$88,000	\$469,000	\$363,001
2022	\$286,172	\$88,000	\$374,172	\$330,001
2021	\$223,001	\$77,000	\$300,001	\$300,001
2020	\$223,001	\$77,000	\$300,001	\$300,001

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.