



Image not found or type unknown

Address: [48 LEGEND RD](#)
City: BENBROOK
Georeference: 25590-4-12
Subdivision: MEADOWS WEST ADDITION
Neighborhood Code: 4R020E

Latitude: 32.6900376033
Longitude: -97.4224287328
TAD Map: 2018-372
MAPSCO: TAR-088G



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MEADOWS WEST ADDITION
Block 4 Lot 12

Jurisdictions:

- CITY OF BENBROOK (003)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- FORT WORTH ISD (905)

State Code: A

Year Built: 1979

Personal Property Account: N/A

Agent: OOWNWELL INC (12140)

Notice Sent Date: 4/15/2025

Notice Value: \$399,510

Protest Deadline Date: 5/24/2024

Site Number: 01744518

Site Name: MEADOWS WEST ADDITION-4-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,366

Percent Complete: 100%

Land Sqft^{*}: 6,954

Land Acres^{*}: 0.1596

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:

IRWIN MATTHEW ANDREW

Primary Owner Address:

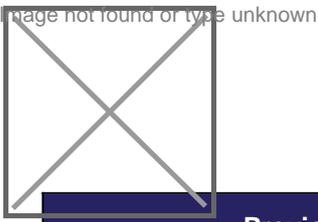
48 LEGEND RD
BENBROOK, TX 76132

Deed Date: 1/29/2018

Deed Volume:

Deed Page:

Instrument: [D218019845](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
RAGSDALE ROBT S EST III;RAGSDALE SUE H	3/19/2001	00148430000188	0014843	0000188
RAGSDALE ROBERT III;RAGSDALE SUE	12/31/1900	00069480000098	0006948	0000098

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	\$324,510	\$75,000	\$399,510	\$370,813
2024	\$324,510	\$75,000	\$399,510	\$337,103
2023	\$300,271	\$75,000	\$375,271	\$306,457
2022	\$213,597	\$65,000	\$278,597	\$278,597
2021	\$215,408	\$65,000	\$280,408	\$280,408
2020	\$217,218	\$65,000	\$282,218	\$282,218

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.