



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:

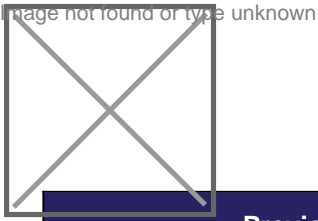
48 LEGEND RD
BENBROOK, TX 76132

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.