



Address: [70 LEGEND RD](#)
City: BENBROOK
Georeference: 25590-4-23
Subdivision: MEADOWS WEST ADDITION
Neighborhood Code: 4R020E

Latitude: 32.6890482367
Longitude: -97.4239702845
TAD Map: 2018-368
MAPSCO: TAR-088F



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 23

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: 1985

Personal Property Account: N/A

Agent: RESOLUTE PROPERTY TAX SOLUTION (00988)

Protest Deadline Date: 5/24/2024

Site Number: 01744631

Site Name: MEADOWS WEST ADDITION-4-23

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,772

Percent Complete: 100%

Land Sqft^{*}: 7,078

Land Acres^{*}: 0.1624

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:

HAPPY HOMES OF TEXAS LLC

Primary Owner Address:

PO BOX 33393
FORT WORTH, TX 76162

Deed Date: 1/11/2013

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D213012518](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-------------------------------|------------|----------------|-------------|-----------|
| PENA MARJORIE P EST | 1/19/1995 | 00118590001920 | 0011859 | 0001920 |
| HARRAL BETTE TR;HARRAL WADE | 12/5/1991 | 00104750000783 | 0010475 | 0000783 |
| BENJAMIN FRANKLIN SAVINGS | 11/4/1986 | 00087370002225 | 0008737 | 0002225 |
| MEADOWSRIDGE JOINT VENTURE #1 | 4/1/1985 | 00081340001847 | 0008134 | 0001847 |
| MODERN BLDG COMPONENTS INC | 2/29/1984 | 00077570000371 | 0007757 | 0000371 |
| WILLIAM B HALL INC | 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 | \$359,029 | \$56,250 | \$415,279 | \$415,279 |
| 2024 | \$359,029 | \$56,250 | \$415,279 | \$415,279 |
| 2023 | \$352,055 | \$56,250 | \$408,305 | \$408,305 |
| 2022 | \$250,753 | \$48,750 | \$299,503 | \$299,503 |
| 2021 | \$211,250 | \$48,750 | \$260,000 | \$260,000 |
| 2020 | \$211,250 | \$48,750 | \$260,000 | \$260,000 |

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

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.