



Address: [74 LEGEND RD](#)
City: BENBROOK
Georeference: 25590-4-25
Subdivision: MEADOWS WEST ADDITION
Neighborhood Code: 4R020E

Latitude: 32.6887904389
Longitude: -97.4241430756
TAD Map: 2018-368
MAPSCO: TAR-088F



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

PROPERTY DATA

Legal Description: MEADOWS WEST ADDITION
Block 4 Lot 25

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: None

Notice Sent Date: 4/15/2025

Notice Value: \$400,456

Protest Deadline Date: 5/24/2024

Site Number: 01744666

Site Name: MEADOWS WEST ADDITION-4-25

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,125

Percent Complete: 100%

Land Sqft^{*}: 5,628

Land Acres^{*}: 0.1292

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:

MENNINGER JAMES
MENNINGER ANNE

Primary Owner Address:

74 LEGEND RD
FORT WORTH, TX 76132

Deed Date: 10/12/2020

Deed Volume:

Deed Page:

Instrument: [D220272997](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MESA VERDE ASSETS LLC	12/12/2019	D219294437		
BAUMAN PENNY K B;BAUMAN RONALD P	12/5/2013	D213311163	0000000	0000000
BRICE JAMES E;BRICE JUDY W	11/29/1995	00121840002311	0012184	0002311
HANSON DEBRA R	11/19/1990	00101220000045	0010122	0000045
FIRST WISCONSIN TRUST CO	5/1/1990	00099200002128	0009920	0002128
KERRY HENRY E	7/22/1987	00090760002011	0009076	0002011
KERRY CAROLYN;KERRY HENRY E	4/15/1986	00085160002080	0008516	0002080
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	\$325,456	\$75,000	\$400,456	\$369,898
2024	\$325,456	\$75,000	\$400,456	\$336,271
2023	\$300,758	\$75,000	\$375,758	\$305,701
2022	\$212,910	\$65,000	\$277,910	\$277,910
2021	\$214,627	\$65,000	\$279,627	\$279,627
2020	\$188,869	\$65,000	\$253,869	\$253,869

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)

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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.