



Address: [13 WINDWARD RD](#)
City: BENBROOK
Georeference: 26410-4-5
Subdivision: MONT DEL ESTATES ADDITION
Neighborhood Code: 4R020C

Latitude: 32.684939111
Longitude: -97.4218891308
TAD Map: 2024-368
MAPSCO: TAR-088G



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MONT DEL ESTATES
ADDITION Block 4 Lot 5

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: 1975
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 01794620
Site Name: MONT DEL ESTATES ADDITION-4-5
Site Class: A1 - Residential - Single Family
Parcels: 2
Approximate Size⁺⁺⁺: 2,886
Percent Complete: 100%
Land Sqft^{*}: 23,160
Land Acres^{*}: 0.5316
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:
MANNING REID
Primary Owner Address:
13 WINDWARD RD
FORT WORTH, TX 76132

Deed Date: 6/27/2022
Deed Volume:
Deed Page:
Instrument: [D222164087](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SMITH TERRI WRAY	5/15/2020	D220111236		
LOWREY KENNETH E & FRANCES O WRAY REVOCABLE LIVING TRUST	10/12/2016	D216241953		
WRAY WILLIAM P JR	12/31/1900	000000000000000	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	\$265,871	\$92,400	\$358,271	\$358,271
2024	\$336,000	\$95,000	\$431,000	\$431,000
2023	\$432,326	\$95,000	\$527,326	\$527,326
2022	\$309,184	\$75,000	\$384,184	\$384,184
2021	\$288,397	\$75,000	\$363,397	\$363,397
2020	\$270,061	\$75,000	\$345,061	\$345,061

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.