



Address: [3900 CARMAN DR](#)
City: BENBROOK
Georeference: 32030-10-11
Subdivision: PECAN VALLEY
Neighborhood Code: 4W003K

Latitude: 32.7160733351
Longitude: -97.4737367614
TAD Map: 2006-380
MAPSCO: TAR-073S



Google Map or type unknown

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

PROPERTY DATA

Legal Description: PECAN VALLEY Block 10 Lot 11

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: 1967
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 02184338
Site Name: PECAN VALLEY-10-11
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,122
Percent Complete: 100%
Land Sqft^{*}: 10,000
Land Acres^{*}: 0.2295
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:
TORCY BENOIT DE
Primary Owner Address:
3900 CARMAN DR
BENBROOK, TX 76116

Deed Date: 10/30/2023
Deed Volume:
Deed Page:
Instrument: [D223194743](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TINIUS DEATRA E	10/30/1998	00134940000282	0013494	0000282
REDDING JAMES H;REDDING JUDY A	4/26/1996	00123480000172	0012348	0000172
WYLIE GRETA SUE	1/7/1989	00000000000000	0000000	0000000
WYLIE BILLY J;WYLIE GRETA SUE	9/4/1985	00083820002112	0008382	0002112
RICHARD M KELLY	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	\$278,452	\$45,000	\$323,452	\$323,452
2024	\$278,452	\$45,000	\$323,452	\$323,452
2023	\$150,464	\$45,000	\$195,464	\$195,464
2022	\$145,000	\$45,000	\$190,000	\$190,000
2021	\$136,000	\$45,000	\$181,000	\$176,000
2020	\$115,000	\$45,000	\$160,000	\$160,000

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

- 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.