



**Address:** [4100 BENBROOK HWY](#)  
**City:** FORT WORTH  
**Georeference:** 34250-20--13  
**Subdivision:** RIDGECREST ADDITION-FORT WORTH  
**Neighborhood Code:** RET-Southwest Tarrant County General

**Latitude:** 32.7102918386  
**Longitude:** -97.4477716747  
**TAD Map:** 2012-376  
**MAPSCO:** TAR-073Z



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** RIDGECREST ADDITION-FORT WORTH Block 20 N150'W50' BLK 20

**Jurisdictions:**

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- FORT WORTH ISD (905)

**State Code:** C1C

**Year Built:** 0

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$30,000

**Protest Deadline Date:** 5/31/2024

**Site Number:** 80172571  
**Site Name:** 80172571  
**Site Class:** LandVacantComm - Vacant Land -Commercial  
**Parcels:** 1  
**Primary Building Name:**  
**Primary Building Type:**  
**Gross Building Area<sup>+++</sup>:** 0  
**Net Leasable Area<sup>+++</sup>:** 0  
**Percent Complete:** 0%  
**Land Sqft<sup>\*</sup>:** 7,500  
**Land Acres<sup>\*</sup>:** 0.1721  
**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:**  
124T1 LLC  
**Primary Owner Address:**  
844 ABERDEEN CT  
COPPELL, TX 75019

**Deed Date:** 12/15/2014  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D214270951](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CORNELL RANDY	3/24/2004	<a href="#">D204091086</a>	0000000	0000000
CLAYTON CHARLES;CLAYTON PATRICIA	2/20/2004	<a href="#">D204091084</a>	0000000	0000000
DUNCAN DEBRA A;DUNCAN JOHN G	5/14/1999	00138580000420	0013858	0000420
CLAYTON CHARLES A	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 <sup>+</sup>
2025	\$0	\$30,000	\$30,000	\$30,000
2024	\$0	\$30,000	\$30,000	\$30,000
2023	\$0	\$30,000	\$30,000	\$30,000
2022	\$0	\$30,000	\$30,000	\$30,000
2021	\$0	\$30,000	\$30,000	\$30,000
2020	\$0	\$25,000	\$25,000	\$25,000

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.