



Address: [4400 BENBROOK HWY](#)
City: FORT WORTH
Georeference: 34250-21-B
Subdivision: RIDGECREST ADDITION-FORT WORTH
Neighborhood Code: RET-Southwest Tarrant County General

Latitude: 32.7080544089
Longitude: -97.4488270225
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 21 Lot B & C

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)

Site Number: 80172628

Site Name: STRIP CENTER

Site Class: RETNBHD - Retail-Neighborhood Shopping Center

Parcels: 1

Primary Building Name: STRIP / 02387034

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 11,280

Net Leasable Area⁺⁺⁺: 11,280

Percent Complete: 100%

Land Sqft^{*}: 89,700

Land Acres^{*}: 2.0592

Pool: N

State Code: F1

Year Built: 1963

Personal Property Account: Multi

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$2,239,126

Protest Deadline Date: 6/17/2024

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

KIM KWI HWA

Primary Owner Address:

236 TOUCHDOWN DR
IRVING, TX 75063-5380

Deed Date: 1/19/2007

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D207030357](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DAO DAVID;DAO VIVIAN T	2/23/2005	D205060350	0000000	0000000
COOK DIANNA L;COOK GEARY D	10/15/2002	00160680000233	0016068	0000233
BIKERS OF FORT WORTH	7/10/2001	00150670000294	0015067	0000294
MCJLIGHTNING CYCLE PARTS INC	2/9/2000	00142120000259	0014212	0000259
ELLISON'S BUILDING JV	10/28/1999	00140780000437	0014078	0000437
MCJ LIGHTNING CYCLE PARTS INC	12/31/1996	00126320000161	0012632	0000161
BLANKENSHIP RONALD F ETAL	7/10/1990	00099800000460	0009980	0000460
BLANKENSHIP RUBY	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	\$1,880,326	\$358,800	\$2,239,126	\$1,427,844
2024	\$1,494,776	\$358,800	\$1,853,576	\$1,189,870
2023	\$632,758	\$358,800	\$991,558	\$991,558
2022	\$497,580	\$269,100	\$766,680	\$766,680
2021	\$420,900	\$269,100	\$690,000	\$690,000
2020	\$570,000	\$120,000	\$690,000	\$690,000

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.