



**Address:** [4204 WESTERLY RD](#)  
**City:** BENBROOK  
**Georeference:** 40910-1-2  
**Subdivision:** SUNSET TERRACE ADDITION  
**Neighborhood Code:** 4W003M

**Latitude:** 32.7095748807  
**Longitude:** -97.4576275578  
**TAD Map:** 2012-376  
**MAPSCO:** TAR-073Y



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SUNSET TERRACE ADDITION  
Block 1 Lot 2

**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:** 1969

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 03050408

**Site Name:** SUNSET TERRACE ADDITION-1-2

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,723

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,030

**Land Acres<sup>\*</sup>:** 0.2073

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

SALAS LEON JOSEPH JOHN

**Primary Owner Address:**

4204 WESTERLY  
FORT WORTH, TX 76116

**Deed Date:** 1/12/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222027764](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FRANCO RAFAELA LEON	11/12/2021	<a href="#">D221379562CWD</a>		
MORRIS LINDA C	8/26/2004	<a href="#">D204269695</a>	0000000	0000000
MCCANS MARJORIE SUE;MCCANS WM E	2/13/1995	00119030001200	0011903	0001200
HAWTHORNE CARO;HAWTHORNE NATHANIEL	4/23/1986	00085250000039	0008525	0000039
LAVENIA O'NEAL	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 <sup>+</sup>
2025	\$156,032	\$40,000	\$196,032	\$196,032
2024	\$156,032	\$40,000	\$196,032	\$196,032
2023	\$151,179	\$40,000	\$191,179	\$191,179
2022	\$132,872	\$40,000	\$172,872	\$172,872
2021	\$107,375	\$40,000	\$147,375	\$147,375
2020	\$101,630	\$40,000	\$141,630	\$141,630

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.