



**Address:** [4204 HALE CT](#)  
**City:** BENBROOK  
**Georeference:** 40910-2-6  
**Subdivision:** SUNSET TERRACE ADDITION  
**Neighborhood Code:** 4W003M

**Latitude:** 32.709463998  
**Longitude:** -97.4563841883  
**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 2 Lot 6

**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:** 1962

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 03050475

**Site Name:** SUNSET TERRACE ADDITION-2-6

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,465

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,560

**Land Acres<sup>\*</sup>:** 0.2424

**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:**

HANSEN RYAN

**Primary Owner Address:**

4204 HALE CT  
BENBROOK, TX 76116

**Deed Date:** 10/23/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220276296](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CORTESI CORY TAYLOR	4/23/2018	<a href="#">D218086844</a>		
FRAZIER ALAN S;FRAZIER C S WARREN	9/23/2008	00000000000000	0000000	0000000
FRAZIER JAMES R EST	10/18/1991	00104340000845	0010434	0000845
JOHNSON THOMAS;JOHNSON VIOLA	3/6/1986	00084770001379	0008477	0001379
GARY R LACY	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	\$210,000	\$40,000	\$250,000	\$250,000
2024	\$210,000	\$40,000	\$250,000	\$250,000
2023	\$215,000	\$40,000	\$255,000	\$233,530
2022	\$175,000	\$40,000	\$215,000	\$212,300
2021	\$153,000	\$40,000	\$193,000	\$193,000
2020	\$137,500	\$40,000	\$177,500	\$177,500

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.