



Image not found or type unknown

Address: [4209 WATKINS CT](#)
City: BENBROOK
Georeference: 40910-2-19
Subdivision: SUNSET TERRACE ADDITION
Neighborhood Code: 4W003M

Latitude: 32.7093933544
Longitude: -97.4536263505
TAD Map: 2012-376
MAPSCO: TAR-073Y



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

PROPERTY DATA

Legal Description: SUNSET TERRACE ADDITION
Block 2 Lot 19

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: 1961

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 03050610

Site Name: SUNSET TERRACE ADDITION-2-19

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,071

Percent Complete: 100%

Land Sqft^{*}: 8,250

Land Acres^{*}: 0.1893

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:

PICKENS JAMES C

PICKENS DENISE

Primary Owner Address:

4209 WATKINS CT

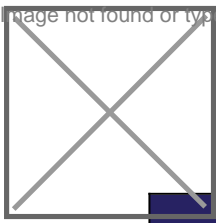
BENBROOK, TX 76116-8545

Deed Date: 9/12/2002

Deed Volume: 0015979

Deed Page: 0000295

Instrument: 00159790000295



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HEGGINS LORI S	1/8/1998	00130430000265	0013043	0000265
SMITH RALPH E	11/30/1994	00118210001764	0011821	0001764
SMITH CLARA;SMITH NANCY	4/10/1987	00089220001728	0008922	0001728
TXZTARD HENRY FAULDER	6/1/1982	00000030000227	0000003	0000227

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	\$146,474	\$40,000	\$186,474	\$186,474
2024	\$146,474	\$40,000	\$186,474	\$185,642
2023	\$142,068	\$40,000	\$182,068	\$168,765
2022	\$124,381	\$40,000	\$164,381	\$153,423
2021	\$99,475	\$40,000	\$139,475	\$139,475
2020	\$93,958	\$40,000	\$133,958	\$133,958

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.