



Address: [212 LOCHNESS LN](#)
City: BENBROOK
Georeference: 46258-2-10
Subdivision: WESTPARK ADDITION-BENBROOK
Neighborhood Code: 4A400H

Latitude: 32.6714881118
Longitude: -97.4743992996
TAD Map: 2006-364
MAPSCO: TAR-087N



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WESTPARK ADDITION-
BENBROOK Block 2 Lot 10

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: 1974

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$224,963

Protest Deadline Date: 5/24/2024

Site Number: 03469425

Site Name: WESTPARK ADDITION-BENBROOK-2-10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,714

Percent Complete: 100%

Land Sqft^{*}: 10,080

Land Acres^{*}: 0.2314

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:

AVERY WILLIAM JOSEPH JR
AVERY KIMBERLY MARIE

Primary Owner Address:

212 LOCHNESS LN
BENBROOK, TX 76126

Deed Date: 3/26/2024

Deed Volume:

Deed Page:

Instrument: [D224051238](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ALLEN KATHRYNNE KEEL	4/1/2017	142-17-048742		
ALLEN STEVE WILSON	7/30/1999	00139430000061	0013943	0000061
WISS LAWRENCE D;WISS SHARON K	4/30/1987	00089340002215	0008934	0002215
PETEET BOBBIE JEAN	7/1/1985	00082300000785	0008230	0000785
PETEET ROY J JR	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	\$169,963	\$55,000	\$224,963	\$224,963
2024	\$169,963	\$55,000	\$224,963	\$224,963
2023	\$169,500	\$55,000	\$224,500	\$214,028
2022	\$149,571	\$45,000	\$194,571	\$194,571
2021	\$133,522	\$45,000	\$178,522	\$178,522
2020	\$148,652	\$45,000	\$193,652	\$183,712

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.