



**Address:** [304 LANSFORD CT](#)  
**City:** BENBROOK  
**Georeference:** 46258-20-3  
**Subdivision:** WESTPARK ADDITION-BENBROOK  
**Neighborhood Code:** 4A400H

**Latitude:** 32.6698082757  
**Longitude:** -97.4825078437  
**TAD Map:** 2000-364  
**MAPSCO:** TAR-086R



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 20 Lot 3

**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:** 1978

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$329,174

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

**Site Number:** 03474410

**Site Name:** WESTPARK ADDITION-BENBROOK-20-3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,973

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,172

**Land Acres<sup>\*</sup>:** 0.2564

**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:**

SEIKEN KATHERINE ORTH

**Primary Owner Address:**

304 LANSFORD CT  
BENBROOK, TX 76126

**Deed Date:** 12/20/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224228002](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BEHRENS ABBYGAYLE MAY;BEHRENS ANDREW MICHAEL	10/6/2022	<a href="#">D222244456</a>		
DUTTON JENNIFER	5/11/2013	00000000000000	0000000	0000000
DUTTON DAVID L EST;DUTTON JENNI	2/27/1989	00095250001411	0009525	0001411
BAKER JERRY T;BAKER LINDA C	4/26/1984	00078110002140	0007811	0002140
LARRY L MAYO CUSTOM BLDR INC	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	\$274,174	\$55,000	\$329,174	\$329,174
2024	\$274,174	\$55,000	\$329,174	\$329,174
2023	\$271,404	\$55,000	\$326,404	\$326,404
2022	\$235,082	\$45,000	\$280,082	\$267,169
2021	\$209,943	\$45,000	\$254,943	\$242,881
2020	\$189,455	\$45,000	\$234,455	\$220,801

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.