



Address: [312 LANSFORD CT](#)
City: BENBROOK
Georeference: 46258-20-5
Subdivision: WESTPARK ADDITION-BENBROOK
Neighborhood Code: 4A400H

Latitude: 32.6700236305
Longitude: -97.4830233685
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 5

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: 1977

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 03474437

Site Name: WESTPARK ADDITION-BENBROOK-20-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,961

Percent Complete: 100%

Land Sqft^{*}: 11,223

Land Acres^{*}: 0.2576

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:

CRYER MICHAEL JAMES

CRYER CHRISTI LYNN

Primary Owner Address:

312 LANSFORD CT
BENBROOK, TX 76126

Deed Date: 1/11/2022

Deed Volume:

Deed Page:

Instrument: [D222012471](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LANGHAM DAVID WAYNE;LANGHAM THOMAS GLEN	9/5/2021	D222012470		
HINES KATHLEEN	5/15/1996	00123690001593	0012369	0001593
SEC OF HUD	7/19/1995	00120410000057	0012041	0000057
BANCPLUS MORTGAGE CORP	5/2/1995	00119600000627	0011960	0000627
MUNOZ BENITO;MUNOZ JUANITA	9/29/1993	00112760001689	0011276	0001689
KUEPER LINDA;KUEPER VIVCENT J	9/14/1988	00093830000904	0009383	0000904
COLLINS BRENDA;COLLINS RICHARD	5/21/1987	00089660000004	0008966	0000004
KUEPER VINCENT J	7/1/1982	00073550007100	0007355	0007100

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	\$219,185	\$55,000	\$274,185	\$274,185
2024	\$219,185	\$55,000	\$274,185	\$274,185
2023	\$234,000	\$55,000	\$289,000	\$289,000
2022	\$219,379	\$45,000	\$264,379	\$264,379
2021	\$194,555	\$45,000	\$239,555	\$226,937
2020	\$174,325	\$45,000	\$219,325	\$206,306

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.