



Address: [400 MEADOWHILL DR](#)
City: BENBROOK
Georeference: 46258-20-20
Subdivision: WESTPARK ADDITION-BENBROOK
Neighborhood Code: 4A400H

Latitude: 32.6697297357
Longitude: -97.4857464092
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 20

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: 1979

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 03474607

Site Name: WESTPARK ADDITION-BENBROOK-20-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,954

Percent Complete: 100%

Land Sqft^{*}: 9,480

Land Acres^{*}: 0.2176

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:

TETZLAFF CHRIS
TETZLAFF JENNIFER

Primary Owner Address:

400 MEADOWHILL DR
BENBROOK, TX 76126-4053

Deed Date: 5/27/1997

Deed Volume: 0012792

Deed Page: 0000237

Instrument: 00127920000237

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FOSTER BEVLEY E;FOSTER TERRI	8/28/1990	00100330001311	0010033	0001311
REDD CYNTHIA;REDD LLOYD H II	12/5/1988	00094530002138	0009453	0002138
FEDERAL NATIONAL MTG ASSN	7/14/1988	00093280001978	0009328	0001978
FIRST FEDERAL SAVINGS & LOAN	7/5/1988	00093260001367	0009326	0001367
PRINCE J;PRINCE JOHNNY E II	9/21/1984	00079660001560	0007966	0001560
ELI ISLAS VILLANUEVA	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	\$254,552	\$55,000	\$309,552	\$309,552
2024	\$254,552	\$55,000	\$309,552	\$308,892
2023	\$251,746	\$55,000	\$306,746	\$280,811
2022	\$220,278	\$45,000	\$265,278	\$255,283
2021	\$192,000	\$45,000	\$237,000	\$232,075
2020	\$174,436	\$45,000	\$219,436	\$210,977

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)
- HOMESTEAD DISABLED PERSON 11.13 (c)

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.