



Address: [312 MONTFORD CT](#)
City: BENBROOK
Georeference: 46258-23-13
Subdivision: WESTPARK ADDITION-BENBROOK
Neighborhood Code: 4A400H

Latitude: 32.6688209015
Longitude: -97.4848668413
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 23 Lot 13

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: OWNWELL INC (12140)

Protest Deadline Date: 5/24/2024

Site Number: 03475212

Site Name: WESTPARK ADDITION-BENBROOK-23-13

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,913

Percent Complete: 100%

Land Sqft^{*}: 12,798

Land Acres^{*}: 0.2938

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

WLAMD TRUST

Primary Owner Address:

312 MONTFORD CT
BENBROOK, TX 76126

Deed Date: 9/14/2022

Deed Volume:

Deed Page:

Instrument: [D222248382](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DORNAK JULIE L;DORNAK SHANE L	8/30/2018	D218195649		
ZAK CAPITAL LLC	5/25/2018	D218128092		
U S BANK NATIONAL ASSOCIATION	12/5/2017	D218008429-CWD		
HORNBAKE BRENDAN	2/14/2007	D207059706	0000000	0000000
TURNER ELLIS S	12/31/1900	000000000000000	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	\$209,286	\$55,000	\$264,286	\$264,286
2024	\$241,000	\$55,000	\$296,000	\$296,000
2023	\$255,000	\$55,000	\$310,000	\$303,481
2022	\$230,892	\$45,000	\$275,892	\$275,892
2021	\$206,119	\$45,000	\$251,119	\$251,119
2020	\$185,927	\$45,000	\$230,927	\$230,927

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.