



Address: [316 HAYWOOD DR](#)
City: BENBROOK
Georeference: 46258-23-21
Subdivision: WESTPARK ADDITION-BENBROOK
Neighborhood Code: 4A400H

Latitude: 32.6683161619
Longitude: -97.4851807237
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 21

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: \$275,314

Protest Deadline Date: 5/24/2024

Site Number: 03475301

Site Name: WESTPARK ADDITION-BENBROOK-23-21

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,693

Percent Complete: 100%

Land Sqft^{*}: 8,850

Land Acres^{*}: 0.2031

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:

FRASE EMERSON
FRASE SAM

Primary Owner Address:

316 HAYWOOD DR
FORT WORTH, TX 76126

Deed Date: 12/27/2023

Deed Volume:

Deed Page:

Instrument: [D223229448](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WARDLAW DEBORAH J;WARDLAW SEAN	8/15/2012	D212204083	0000000	0000000
CLARK SEAN	4/5/2007	D207120550	0000000	0000000
HALE ETHYL E;HALE JORDON C	8/24/2000	00144900000268	0014490	0000268
PILLIOD DONALD G	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	\$220,314	\$55,000	\$275,314	\$275,314
2024	\$220,314	\$55,000	\$275,314	\$255,078
2023	\$176,889	\$55,000	\$231,889	\$231,889
2022	\$181,192	\$45,000	\$226,192	\$220,000
2021	\$155,000	\$45,000	\$200,000	\$200,000
2020	\$151,382	\$45,000	\$196,382	\$196,382

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.