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**Address:** [476 MEADOWHILL DR](#)  
**City:** BENBROOK  
**Georeference:** 46258-28-2  
**Subdivision:** WESTPARK ADDITION-BENBROOK  
**Neighborhood Code:** 4A400H

**Latitude:** 32.6687147761  
**Longitude:** -97.4899004074  
**TAD Map:** 2000-364  
**MAPSCO:** TAR-086Q



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This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** WESTPARK ADDITION-BENBROOK Block 28 Lot 2

**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:** 1982

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 03476707

**Site Name:** WESTPARK ADDITION-BENBROOK-28-2

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,677

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,236

**Land Acres<sup>\*</sup>:** 0.2579

**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:**

WINBURN KENNETH

**Primary Owner Address:**

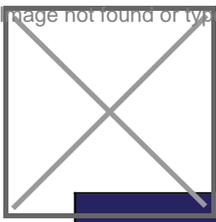
476 MEADOWHILL DR  
FORT WORTH, TX 76126

**Deed Date:** 9/30/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221288567](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BRAUER HANNAH J;BRAUER HUNTER M	5/8/2018	<a href="#">D218100045</a>		
HILL GERALDINE	6/15/1996	00000000000000	0000000	0000000
HILL C N EST;HILL GERALDINE	12/31/1900	00074270001634	0007427	0001634
DON D RODGERS INC	12/30/1900	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	\$185,000	\$55,000	\$240,000	\$240,000
2024	\$185,000	\$55,000	\$240,000	\$240,000
2023	\$190,000	\$55,000	\$245,000	\$245,000
2022	\$194,492	\$45,000	\$239,492	\$239,492
2021	\$172,969	\$45,000	\$217,969	\$217,969
2020	\$154,895	\$45,000	\$199,895	\$199,895

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.