



**Address:** [4004 WILLOW BEND RD](#)  
**City:** BENBROOK  
**Georeference:** 46395-3-23  
**Subdivision:** WESTVALE ADDITION  
**Neighborhood Code:** 4W003M

**Latitude:** 32.711300023  
**Longitude:** -97.4542012148  
**TAD Map:** 2012-376  
**MAPSCO:** TAR-073U



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WESTVALE ADDITION Block 3  
Lot 23

**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:** 1958

**Personal Property Account:** N/A

**Agent:** RYAN LLC (00320R)

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

**Site Number:** 03496589

**Site Name:** WESTVALE ADDITION-3-23

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,886

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,120

**Land Acres<sup>\*</sup>:** 0.2552

**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:**

CSMA FT LLC

**Primary Owner Address:**

1850 PARKWAY PL STE 900  
MARIETTA, GA 30067

**Deed Date:** 4/28/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215213386](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FIVE TEN TEXAS IV LLC	8/22/2014	<a href="#">D214187668</a>		
HEB HOMES LLC	8/22/2014	<a href="#">D214187410</a>		
NOLLY NELLIE	2/15/2002	00154900000253	0015490	0000253
RAVEN PROERTIES INC	10/11/2001	00151950000049	0015195	0000049
PH & W PARTNERS INC	10/10/2001	00151950000048	0015195	0000048
CLARK DAVID;CLARK THERESA	10/1/1987	000908900000422	0009089	0000422
NABORS WILLIE LEE	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 <sup>+</sup>
2025	\$99,869	\$40,000	\$139,869	\$139,869
2024	\$122,047	\$40,000	\$162,047	\$162,047
2023	\$125,171	\$40,000	\$165,171	\$165,171
2022	\$102,742	\$40,000	\$142,742	\$142,742
2021	\$86,272	\$40,000	\$126,272	\$126,272
2020	\$86,272	\$40,000	\$126,272	\$126,272

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.