



Address: [3905 WILLOW BEND RD](#)
City: BENBROOK
Georeference: 46395-5-14
Subdivision: WESTVALE ADDITION
Neighborhood Code: 4W003M

Latitude: 32.713274152
Longitude: -97.4537456096
TAD Map: 2012-380
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 5
Lot 14

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: 1959

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$163,463

Protest Deadline Date: 5/24/2024

Site Number: 03496988
Site Name: WESTVALE ADDITION-5-14
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,735
Percent Complete: 100%
Land Sqft^{*}: 11,767
Land Acres^{*}: 0.2701
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:

KARAPETIAN ANDREW
KARAPETIAN KELLI

Primary Owner Address:

3905 WILLOW BEND RD
FORT WORTH, TX 76116

Deed Date: 7/9/2024
Deed Volume:
Deed Page:
Instrument: [D224120743](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RUSHING WILLIAM E EST	12/31/1900	0000000000000000	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	\$131,163	\$32,300	\$163,463	\$163,463
2024	\$131,163	\$32,300	\$163,463	\$163,463
2023	\$127,754	\$32,300	\$160,054	\$150,875
2022	\$113,134	\$32,300	\$145,434	\$137,159
2021	\$92,390	\$32,300	\$124,690	\$124,690
2020	\$87,983	\$32,300	\$120,283	\$120,283

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.