



**Address:** [3845 SAGEBRUSH RD](#)  
**City:** BENBROOK  
**Georeference:** 46395-10-8  
**Subdivision:** WESTVALE ADDITION  
**Neighborhood Code:** 4W003M

**Latitude:** 32.7135672272  
**Longitude:** -97.4560949053  
**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 10  
Lot 8

**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:** 1966

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$176,967

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

**Site Number:** 03497933

**Site Name:** WESTVALE ADDITION-10-8

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,638

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,600

**Land Acres<sup>\*</sup>:** 0.2203

**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:**

EVANS JOHNNIE

**Primary Owner Address:**

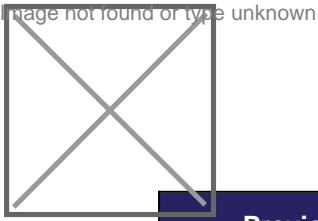
3845 SAGEBRUSH RD  
FORT WORTH, TX 76116

**Deed Date:** 10/23/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224190172](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
VIETH TORY	10/31/2013	<a href="#">D213283544</a>	0000000	0000000
BRESLER DOROTHY D 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 <sup>+</sup>
2025	\$136,967	\$40,000	\$176,967	\$176,967
2024	\$136,967	\$40,000	\$176,967	\$176,967
2023	\$132,906	\$40,000	\$172,906	\$172,906
2022	\$117,095	\$40,000	\$157,095	\$157,095
2021	\$94,966	\$40,000	\$134,966	\$134,966
2020	\$90,057	\$40,000	\$130,057	\$130,057

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.