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Address: [3904 SAGEBRUSH RD](#)
City: BENBROOK
Georeference: 46395-11-19
Subdivision: WESTVALE ADDITION
Neighborhood Code: 4W003M

Latitude: 32.7130747602
Longitude: -97.456624367
TAD Map: 2012-380
MAPSCO: TAR-073U



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

PROPERTY DATA

Legal Description: WESTVALE ADDITION Block 11
Lot 19

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: 1967

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$354,427

Protest Deadline Date: 5/24/2024

Site Number: 03498271

Site Name: WESTVALE ADDITION-11-19

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,126

Percent Complete: 100%

Land Sqft^{*}: 9,040

Land Acres^{*}: 0.2075

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:

ERAZO AINA

Primary Owner Address:

3904 SAGEBRUSH RD
FORT WORTH, TX 76116

Deed Date: 8/28/2018

Deed Volume:

Deed Page:

Instrument: [D218196817](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BLUEMOUNTAIN TEXAS LLC	2/20/2018	D218038865		
WARD PEGGY G	11/8/2005	D205348167	0000000	0000000
CONNER BURNARD L JR;CONNER LUCI	8/11/1998	00133690000154	0013369	0000154
SECRETARY OF VETERAN AFFAIRS	2/4/1998	001307600000569	0013076	0000569
FLEET MORTGAGE CORP	2/3/1998	001307600000568	0013076	0000568
HANKINS MARY E;HANKINS RICHARD E	10/23/1991	00104320002263	0010432	0002263
DANIELS VERA J	1/16/1984	00079830001970	0007983	0001970
GEO V TAYLOR	12/31/1900	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 ⁺
2025	\$314,427	\$40,000	\$354,427	\$354,427
2024	\$314,427	\$40,000	\$354,427	\$326,714
2023	\$300,343	\$40,000	\$340,343	\$297,013
2022	\$240,180	\$40,000	\$280,180	\$270,012
2021	\$206,374	\$40,000	\$246,374	\$245,465
2020	\$183,150	\$40,000	\$223,150	\$223,150

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.