



Address: [2416 BEN AVE](#)
City: FORT WORTH
Georeference: A1287-3C
Subdivision: RINGER, JOHN SURVEY
Neighborhood Code: 1H030C

Latitude: 32.7443607022
Longitude: -97.2796974765
TAD Map: 2066-392
MAPSCO: TAR-078F



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RINGER, JOHN SURVEY
Abstract 1287 Tract 3C

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

State Code: A

Year Built: 1927

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$246,907

Protest Deadline Date: 5/24/2024

Site Number: 04124057

Site Name: RINGER, JOHN SURVEY-3C

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,401

Percent Complete: 100%

Land Sqft^{*}: 8,250

Land Acres^{*}: 0.1893

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:

SMITH SUSAN BROWN

Primary Owner Address:

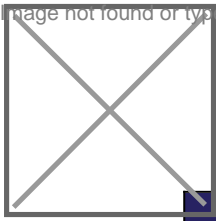
2416 BEN AVE
FORT WORTH, TX 76103-2402

Deed Date: 7/30/2004

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D204247733](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
DANILOWSKI CHARLES	6/18/2003	00168630000243	0016863	0000243
BURNETT CLIFF	8/30/2002	00171340000160	0017134	0000160
PARKER LILLIAN R	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	\$222,157	\$24,750	\$246,907	\$118,234
2024	\$222,157	\$24,750	\$246,907	\$107,485
2023	\$221,800	\$24,750	\$246,550	\$97,714
2022	\$168,456	\$7,000	\$175,456	\$88,831
2021	\$136,015	\$7,000	\$143,015	\$80,755
2020	\$130,002	\$7,000	\$137,002	\$73,414

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.