



Address: [2401 BEN AVE](#)
City: FORT WORTH
Georeference: 25630--1
Subdivision: MEADOWVIEW ADDITION-FT WORTH
Neighborhood Code: 1H030C

Latitude: 32.7447445086
Longitude: -97.2791491525
TAD Map: 2066-392
MAPSCO: TAR-078F



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

PROPERTY DATA

Legal Description: MEADOWVIEW ADDITION-FT WORTH Lot 1

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: 1983

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$279,050

Protest Deadline Date: 5/24/2024

Site Number: 04683293

Site Name: MEADOWVIEW ADDITION-FT WORTH-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,668

Percent Complete: 100%

Land Sqft^{*}: 11,300

Land Acres^{*}: 0.2594

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:

REYNA CHRISTINA ELIZABETH
SANCHEZ DIAMOND EFRAIN

Primary Owner Address:

2401 BEN AVE
FORT WORTH, TX 76103

Deed Date: 8/12/2021

Deed Volume:

Deed Page:

Instrument: [D221246713](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BIG TIME PROPERTY INVESTMENTS LLC	4/7/2021	D221097641		
HEB HOMES LLC	4/7/2021	D221096831		
DANTZLER & ASSOCIATES LLC	7/30/2020	D220189047		
FIRST FUNDING INVESTMENTS INC	7/7/2020	D220172860		
DELAND PAUL	4/4/2019	D219073006		
SMALL FELLA CONTRACTORS INC	1/2/2019	D219003685		
CERVANTES SHIRLEY ANN	3/7/2001	00148610000012	0014861	0000012
GOCHENOUR MARVIN M;GOCHENOUR SARAH	4/9/1996	001234300000072	0012343	0000072
LEE DAVID;LEE VICKIE	11/15/1983	000766700000504	0007667	0000504
WILHELM FRANCES LIFE EST	12/31/1900	000742100000858	0007421	0000858

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	\$247,750	\$31,300	\$279,050	\$255,681
2024	\$247,750	\$31,300	\$279,050	\$232,437
2023	\$247,280	\$31,300	\$278,580	\$211,306
2022	\$185,096	\$7,000	\$192,096	\$192,096
2021	\$105,739	\$7,000	\$112,739	\$112,739
2020	\$106,599	\$7,000	\$113,599	\$113,599

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

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- 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.