



**Address:** [309 KENSHIRE DR](#)  
**City:** BENBROOK  
**Georeference:** 46268-20-37  
**Subdivision:** WESTPARK ESTATES  
**Neighborhood Code:** 4A400C

**Latitude:** 32.6701216358  
**Longitude:** -97.4822296383  
**TAD Map:** 2000-364  
**MAPSCO:** TAR-086R



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WESTPARK ESTATES Block 20  
Lot 37

**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:** 1983

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Site Number:** 04724712

**Site Name:** WESTPARK ESTATES-20-37

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,298

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 15,154

**Land Acres<sup>\*</sup>:** 0.3478

**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:**

HOBBS MASON ANDREW  
LANCARTE MARY MACENZIE

**Primary Owner Address:**

309 KENSHIRE DR  
BENBROOK, TX 76126

**Deed Date:** 10/6/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222244290](#)

| Previous Owners             | Date       | Instrument                 | Deed Volume | Deed Page |
|-----------------------------|------------|----------------------------|-------------|-----------|
| NEESE EDDIE R               | 2/2/2010   | <a href="#">D210033318</a> | 0000000     | 0000000   |
| JPMC SPECIALTY MTG LLC      | 10/6/2009  | <a href="#">D209271443</a> | 0000000     | 0000000   |
| BAKER LORI DIONNE           | 1/24/2003  | <a href="#">D204023964</a> | 0000000     | 0000000   |
| BAKER LORI;BAKER WARREN L   | 10/4/1995  | 00121480001714             | 0012148     | 0001714   |
| VAUGHT CINDY;VAUGHT LARRY G | 10/11/1983 | 00076370002192             | 0007637     | 0002192   |
| METRO RESEARCH HOMES INC    | 4/20/1983  | 00074920000593             | 0007492     | 0000593   |
| INTERIM INC                 | 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 <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$208,419          | \$80,000    | \$288,419    | \$288,419                    |
| 2024 | \$208,419          | \$80,000    | \$288,419    | \$288,419                    |
| 2023 | \$301,455          | \$50,000    | \$351,455    | \$351,455                    |
| 2022 | \$240,453          | \$50,000    | \$290,453    | \$290,453                    |
| 2021 | \$220,660          | \$50,000    | \$270,660    | \$270,660                    |
| 2020 | \$203,094          | \$50,000    | \$253,094    | \$253,094                    |

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.