



**Address:** [4109 LAKE BREEZE DR](#)  
**City:** BENBROOK  
**Georeference:** 8465-4-13R  
**Subdivision:** COUNTRY DAY ESTATES  
**Neighborhood Code:** 4R020C

**Latitude:** 32.6922181666  
**Longitude:** -97.4229463275  
**TAD Map:** 2018-372  
**MAPSCO:** TAR-088G



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** COUNTRY DAY ESTATES Block  
4 Lot 13R

**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:** 1984  
**Personal Property Account:** N/A  
**Agent:** OOWNWELL INC (12140)  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$496,285  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 05028736  
**Site Name:** COUNTRY DAY ESTATES-4-13R  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,507  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 11,498  
**Land Acres<sup>\*</sup>:** 0.2639  
**Pool:** Y

+++ Rounded.

\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

**OWNER INFORMATION**

**Current Owner:**  
GIVAN MARK  
GIVAN CYNTHIA  
**Primary Owner Address:**  
4109 LAKE BREEZE DR  
BENBROOK, TX 76132-2765

**Deed Date:** 10/1/1984  
**Deed Volume:** 0007965  
**Deed Page:** 0001513  
**Instrument:** 00079650001513

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FIRST GENERAL CORP	12/31/1900	0000000000000000	0000000	0000000



## VALUES

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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	\$401,285	\$95,000	\$496,285	\$496,285
2024	\$401,285	\$95,000	\$496,285	\$483,533
2023	\$416,389	\$95,000	\$511,389	\$439,575
2022	\$324,614	\$75,000	\$399,614	\$399,614
2021	\$302,622	\$75,000	\$377,622	\$371,166
2020	\$262,424	\$75,000	\$337,424	\$337,424

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.