



Address: [4840 BENBROOK BLVD](#)
City: BENBROOK
Georeference: 42495-1-6A
Subdivision: TRIANGLE ADDITION
Neighborhood Code: Recreational Facility General

Latitude: 32.7044278965
Longitude: -97.4507221083
TAD Map: 2012-376
MAPSCO: TAR-073Y



Google Map or type unknown

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

PROPERTY DATA

Legal Description: TRIANGLE ADDITION Block 1
Lot 6A

Jurisdictions:

CITY OF BENBROOK (003)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

State Code: F1

Year Built: 1996

Personal Property Account: [14488031](#)

Agent: PEYCO SOUTHWEST REALTY INC (005006)

Notice Sent Date: 4/15/2025

Notice Value: \$284,000

Protest Deadline Date: 5/31/2024

Site Number: 80469558

Site Name: KARATE WORKS

Site Class: RFGym - Rec Facility-Gymnasium

Parcels: 1

Primary Building Name: KARATE WORKS / 05536200

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 4,000

Net Leasable Area⁺⁺⁺: 4,000

Percent Complete: 100%

Land Sqft^{*}: 17,800

Land Acres^{*}: 0.4086

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:

JVEP COMMERCE CENTRE LLC

Primary Owner Address:

451 S MAIN ST SUITE 200
FORT WORTH, TX 76104

Deed Date: 10/26/2023

Deed Volume:

Deed Page:

Instrument: [D223193279](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WILLIAM HULL PARTNERS LLC	10/25/2022	D222285204		
WILLIAM HULL PARTNERSHIP	9/11/2013	D213242953	0000000	0000000
KARATE WORKS INC	9/16/2011	D211307535	0000000	0000000
GUNNLAUGSSON KIM;GUNNLAUGSSON LOUIS	8/18/2008	D208330267	0000000	0000000
AIRCO WEST SUPPLY CO	1/4/1996	00122270001488	0012227	0001488
MCMEEN GEORGE	11/5/1991	00104430000384	0010443	0000384
TEXAS AMERICAN BANK WEST SIDE	6/22/1989	00096300000095	0009630	0000095
YOUNGBLOOD BUILDERS INC	7/13/1984	00076810000084	0007681	0000084

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	\$212,800	\$71,200	\$284,000	\$284,000
2024	\$212,800	\$71,200	\$284,000	\$284,000
2023	\$202,400	\$71,200	\$273,600	\$273,600
2022	\$202,400	\$71,200	\$273,600	\$273,600
2021	\$180,708	\$71,200	\$251,908	\$251,908
2020	\$180,708	\$71,200	\$251,908	\$251,908

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

There are no exemptions for this property

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.