# Tarrant Appraisal District Property Information | PDF Account Number: 05796482

Address: 4735 SADDLEBROOK DR

City: BENBROOK Georeference: 25583-1-2 Subdivision: MEADOWS ADDITION, THE-BENBROOK Neighborhood Code: 4W003O Latitude: 32.703889475 Longitude: -97.4549402638 TAD Map: 2012-376 MAPSCO: TAR-073Y

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

## PROPERTY DATA

Legal Description: MEADOWS ADDITION, THE-**BENBROOK Block 1 Lot 2** Jurisdictions: Site Number: 05796482 CITY OF BENBROOK (003) Site Name: MEADOWS ADDITION, THE-BENBROOK-1-2 **TARRANT COUNTY (220)** Site Class: A1 - Residential - Single Family **TARRANT COUNTY HOSPITAL (224)** Parcels: 1 **TARRANT COUNTY COLLEGE (225)** Approximate Size+++: 2,200 FORT WORTH ISD (905) State Code: A Percent Complete: 100% Year Built: 1995 Land Sqft\*: 8,722 Personal Property Account: N/A Land Acres\*: 0.2002 Agent: None Pool: N Protest Deadline Date: 5/24/2024

#### +++ Rounded.

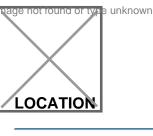
\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

#### **OWNER INFORMATION**

Current Owner: MASHBURN VICTOR MASHBURN DEBRA S

Primary Owner Address: 4735 SADDLEBROOK DR FORT WORTH, TX 76116-1448 Deed Date: 10/30/2002 Deed Volume: 0016112 Deed Page: 0000416 Instrument: 00161120000416





Previous Owners	Date	Instrument	Deed Volume	Deed Page
HORTON JONATHAN;HORTON TAMRA	10/1/1996	00125380001268	0012538	0001268
WILLIAM W HORN & ASSOC INC	4/25/1995	00119550001787	0011955	0001787
HORN WILLIAM W	10/14/1992	00108200001985	0010820	0001985
LANDMARK BANK OF FORT WORTH	3/4/1988	00092320002219	0009232	0002219
PAAN DEVELOPMENT INC	3/31/1987	00089230001755	0008923	0001755
M C HOMES INC	3/10/1987	00089770002211	0008977	0002211
WESTERN PINNACLE DEV CO INC	12/26/1984	00080410000595	0008041	0000595

#### 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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$293,000	\$60,000	\$353,000	\$353,000
2024	\$293,000	\$60,000	\$353,000	\$353,000
2023	\$306,000	\$60,000	\$366,000	\$345,615
2022	\$277,257	\$60,000	\$337,257	\$314,195
2021	\$235,907	\$60,000	\$295,907	\$285,632
2020	\$199,665	\$60,000	\$259,665	\$259,665

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.