



**Latitude:** 32.704204328  
**Longitude:** -97.4574197154  
**TAD Map:** 2012-376  
**MAPSCO:** TAR-073Y



**City:**  
**Georeference:** 25583-2-2  
**Subdivision:** MEADOWS ADDITION, THE-BENBROOK  
**Neighborhood Code:** 4W0030

Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** MEADOWS ADDITION, THE-BENBROOK Block 2 Lot 2

**Jurisdictions:**

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

**Site Number:** 05796598

**Site Name:** MEADOWS ADDITION, THE-BENBROOK Block 2 Lot 2

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,861

**State Code:** A

**Percent Complete:** 100%

**Year Built:** 1987

**Land Sqft<sup>\*</sup>:** 8,022

**Personal Property Account:** N/A

**Land Acres<sup>\*</sup>:** 0.1841

**Agent:** CHANDLER CROUCH (11730) **Pool:** N

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$370,287

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

<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:**

WAYLAND CYNTHIA ROSE  
WAYLAND CYNTHIA HOLCOMB

**Primary Owner Address:**

8204 SADDLEBROOK DR  
FORT WORTH, TX 76116-1417

**Deed Date:** 3/12/1990

**Deed Volume:** 0009871

**Deed Page:** 0000685

**Instrument:** 00098710000685

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WAYLAND CYNTHIA;WAYLAND JIMMY D	2/23/1989	00095240002149	0009524	0002149
M C HOMES INC	3/31/1987	00089130000651	0008913	0000651
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. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised <sup>+</sup>
2025	\$310,287	\$60,000	\$370,287	\$153,731
2024	\$132,269	\$30,000	\$162,269	\$139,755
2023	\$136,376	\$30,000	\$166,376	\$127,050
2022	\$115,131	\$30,000	\$145,131	\$115,500
2021	\$75,000	\$30,000	\$105,000	\$105,000
2020	\$75,000	\$30,000	\$105,000	\$105,000

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.