



Address: [7113 ROYAL OAK DR](#)
City: BENBROOK
Georeference: 47286-5-8
Subdivision: WINCHESTER
Neighborhood Code: 4A400E

Latitude: 32.6679739825
Longitude: -97.4963807297
TAD Map: 2000-364
MAPSCO: TAR-086P



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WINCHESTER Block 5 Lot 8

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: 1995

Personal Property Account: N/A

Agent: RESOLUTE PROPERTY TAX SOLUTION (00988)

Protest Deadline Date: 5/24/2024

Site Number: 06365175

Site Name: WINCHESTER-5-8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,514

Percent Complete: 100%

Land Sqft^{*}: 7,811

Land Acres^{*}: 0.1793

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:

YAMASA CO LTD

Primary Owner Address:

PO BOX 4090
SCOTTSDALE, AZ 85261

Deed Date: 11/6/2023

Deed Volume:

Deed Page:

Instrument: [D223201131](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MACIK PATRICK W	7/28/2016	D216171443		
STEWART DONNA M;STEWART JAMES R	5/27/1999	00138390000055	0013839	0000055
GRAVES BEVERLY D;GRAVES JOHN E	2/13/1996	00122680000099	0012268	0000099
A-VENTURE HOMES	4/27/1995	00119520000695	0011952	0000695
MITCHELL B N	9/29/1994	00117480001249	0011748	0001249
BENBROOK WINCHESTER LP	4/7/1994	00115300002029	0011530	0002029
SAGINAW HIGHLAND STATION LP	12/7/1993	00113550000892	0011355	0000892
T C T INC	1/1/1989	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 ⁺
2025	\$207,466	\$50,000	\$257,466	\$257,466
2024	\$265,000	\$50,000	\$315,000	\$315,000
2023	\$337,586	\$40,000	\$377,586	\$377,586
2022	\$275,466	\$40,000	\$315,466	\$315,466
2021	\$231,033	\$40,000	\$271,033	\$271,033
2020	\$189,902	\$40,000	\$229,902	\$229,902

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.