



**Address:** [8121 WENDY LN](#)  
**City:** BENBROOK  
**Georeference:** 25583-7-6  
**Subdivision:** MEADOWS ADDITION, THE-BENBROOK  
**Neighborhood Code:** 4W003O

**Latitude:** 32.7013730779  
**Longitude:** -97.4558096358  
**TAD Map:** 2012-376  
**MAPSCO:** TAR-087C



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 7 Lot 6

**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:** 2000

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$409,293

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

**Site Number:** 07214324

**Site Name:** MEADOWS ADDITION, THE-BENBROOK-7-6

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,516

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 16,069

**Land Acres<sup>\*</sup>:** 0.3688

**Pool:** N

<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:**

ARNOLD JAMES E

**Primary Owner Address:**

8121 WENDY LN  
BENBROOK, TX 76116

**Deed Date:** 4/29/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216089497](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HUGHES KIMBERL;HUGHES WILLIAM B	11/26/2002	00162310000309	0016231	0000309
PRUDENTIAL RELOCATION INC	11/26/2002	00162310000307	0016231	0000307
HIGH LAUREN;HIGH RAYFORD III	6/2/2000	00143730000419	0014373	0000419
SUTTER HOMES INC	12/17/1999	00141610000069	0014161	0000069
METRONORTH DEVELOPMENT INC	3/31/1999	00137430000080	0013743	0000080
GRISSON GEORGE	1/1/1998	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 <sup>+</sup>
2025	\$352,293	\$57,000	\$409,293	\$409,293
2024	\$352,293	\$57,000	\$409,293	\$407,932
2023	\$362,145	\$57,000	\$419,145	\$370,847
2022	\$304,317	\$57,000	\$361,317	\$337,134
2021	\$258,829	\$57,000	\$315,829	\$306,485
2020	\$221,623	\$57,000	\$278,623	\$278,623

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)
- SOLAR & WIND POWERED DEVICES 11.27

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.