



Address: [4740 RICKY RANCH RD](#)
City: TARRANT COUNTY
Georeference: 27151-6-7
Subdivision: MUSTANG CREEK ESTATES
Neighborhood Code: 4B030A

Latitude: 32.5807459675
Longitude: -97.4900691276
TAD Map: 2000-332
MAPSCO: TAR-114L



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MUSTANG CREEK ESTATES
Block 6 Lot 7

Jurisdictions:
TARRANT COUNTY (220)
EMERGENCY SVCS DIST #1 (222)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
GODLEY ISD (923)
State Code: A
Year Built: 2004
Personal Property Account: N/A
Agent: CHANDLER CROUCH (11730)
Protest Deadline Date: 5/24/2024

Site Number: 40266435
Site Name: MUSTANG CREEK ESTATES-6-7
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,347
Percent Complete: 100%
Land Sqft^{*}: 65,340
Land Acres^{*}: 1.5000
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:
COZART RANDALL G
Primary Owner Address:
4740 RICKY RANCH RD
BENBROOK, TX 76126-6400

Deed Date: 5/7/2005
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D204349801](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-------------------------------|----------|----------------------------|-------------|-----------|
| SCC HOMES LTD | 5/6/2005 | D204153321 | 0000000 | 0000000 |
| LONESOME DOVE DEVELOPMENT LTD | 1/1/2003 | 000000000000000 | 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 | \$454,610 | \$97,500 | \$552,110 | \$552,110 |
| 2024 | \$454,610 | \$97,500 | \$552,110 | \$552,110 |
| 2023 | \$538,779 | \$52,500 | \$591,279 | \$503,098 |
| 2022 | \$448,165 | \$52,500 | \$500,665 | \$457,362 |
| 2021 | \$363,284 | \$52,500 | \$415,784 | \$415,784 |
| 2020 | \$363,284 | \$52,500 | \$415,784 | \$415,784 |

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.