



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.