



**Address:** [40 WINDWARD CT](#)  
**City:** BENBROOK  
**Georeference:** 6334B-1-1  
**Subdivision:** CAPPS ADDITION - BENBROOK  
**Neighborhood Code:** 4R020C

**Latitude:** 32.685644985  
**Longitude:** -97.4241041325  
**TAD Map:** 2018-368  
**MAPSCO:** TAR-088F



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** CAPPS ADDITION - BENBROOK Block 1 Lot 1 HS

**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:** 2004  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$651,149  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 40445917  
**Site Name:** CAPPS ADDITION - BENBROOK Block 1 Lot 1 HS  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,264  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 21,649  
**Land Acres<sup>\*</sup>:** 0.4970  
**Pool:** Y

<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:**

EASON DAVID R  
EASON BARBARA L

**Primary Owner Address:**  
40 WINDWARD RD  
BENBROOK, TX 76132

**Deed Date:** 2/12/2016  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D216029193](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CAPPS MARY KEY;CAPPS WILLIAM B	1/1/2003	0000000000000000	0000000	0000000



## VALUES

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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	\$615,738	\$35,411	\$651,149	\$651,149
2024	\$615,738	\$35,411	\$651,149	\$625,849
2023	\$636,791	\$35,411	\$672,202	\$568,954
2022	\$476,829	\$18,638	\$495,467	\$495,467
2021	\$341,362	\$243,638	\$585,000	\$585,000
2020	\$341,362	\$243,638	\$585,000	\$585,000

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

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- 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.