

Tarrant Appraisal District

Property Information | PDF

Account Number: 40445917

Address: 40 WINDWARD CT

City: BENBROOK

Georeference: 6334B-1-1

Subdivision: CAPPS ADDITION - BENBROOK

Neighborhood Code: 4R020C

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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

Latitude: 32.685644985

TAD Map: 2018-368 **MAPSCO:** TAR-088F

Longitude: -97.4241041325

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 3,264
Percent Complete: 100%

Land Sqft*: 21,649 Land Acres*: 0.4970

Pool: Y

+++ Rounded.

OWNER INFORMATION

Current Owner:

EASON DAVID R

EASON BARBARA L

Primary Owner Address:

40 WINDWARD RD BENBROOK, TX 76132 Deed Date: 2/12/2016

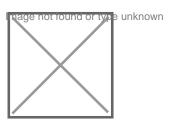
Deed Volume: Deed Page:

Instrument: D216029193

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CAPPS MARY KEY;CAPPS WILLIAM B	1/1/2003	00000000000000	0000000	0000000

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^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



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	\$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.

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.

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.