



**Address:** [4108 MENZER ST](#)  
**City:** FORT WORTH  
**Georeference:** 2380--19R2  
**Subdivision:** BENMAR GROVE ADDITION  
**Neighborhood Code:** 1H030C

**Latitude:** 32.756821163  
**Longitude:** -97.2625107283  
**TAD Map:** 2072-396  
**MAPSCO:** TAR-064Z



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** BENMAR GROVE ADDITION Lot 19R2

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
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:** 5/1/2025

**Notice Value:** \$294,723

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

**Site Number:** 40652661

**Site Name:** BENMAR GROVE ADDITION-19R2

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,604

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,205

**Land Acres<sup>\*</sup>:** 0.1883

**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:**

WILHARM JOHN

**Primary Owner Address:**

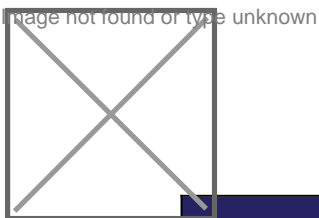
4108 MENZER RD  
FORT WORTH, TX 76103

**Deed Date:** 10/28/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216269431](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
RELIANT LIVING TRUST	8/16/2013	<a href="#">D213223710</a>	0000000	0000000
FREEZE ANGEL	3/19/2013	<a href="#">D213195805</a>	0000000	0000000
BRASWELL MICHELLE L	11/21/2011	<a href="#">D211282991</a>	0000000	0000000
HOLCOMB CARY	7/11/2008	<a href="#">D211009801</a>	0000000	0000000
FREEZE ANGEL	5/28/2008	000000000000000	0000000	0000000
FREEZE ANGEL	1/1/2004	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 <sup>+</sup>
2025	\$270,108	\$24,615	\$294,723	\$291,970
2024	\$270,108	\$24,615	\$294,723	\$265,427
2023	\$250,474	\$24,615	\$275,089	\$241,297
2022	\$235,687	\$15,000	\$250,687	\$219,361
2021	\$184,419	\$15,000	\$199,419	\$199,419
2020	\$180,195	\$15,000	\$195,195	\$195,195

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.