



**Address:** [2172 BENNING WAY](#)  
**City:** FORT WORTH  
**Georeference:** 32942D-1-26  
**Subdivision:** PRESIDIO VILLAGE  
**Neighborhood Code:** 2Z2010

**Latitude:** 32.9181191402  
**Longitude:** -97.3279184074  
**TAD Map:** 2048-452  
**MAPSCO:** TAR-021S



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** PRESIDIO VILLAGE Block 1 Lot 26

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
NORTHWEST ISD (911)

**State Code:** A

**Year Built:** 2006

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$300,333

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

**Site Number:** 40683230

**Site Name:** PRESIDIO VILLAGE-1-26

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,730

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,500

**Land Acres<sup>\*</sup>:** 0.1262

**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:**

ROCKS ERIC MICHAEL

**Primary Owner Address:**

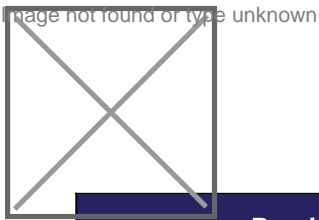
2172 BENNING WAY  
FORT WORTH, TX 76177-7356

**Deed Date:** 12/7/2012

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D212304015](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
ROCKS ERIC MICHAEL	3/26/2008	<a href="#">D208163918</a>	0000000	0000000
ROCKS ANDREA I ROCKS;ROCKS ERIC M	8/25/2006	<a href="#">D206268603</a>	0000000	0000000
HMH LIFESTYLES LP	1/4/2006	<a href="#">D206006619</a>	0000000	0000000
CENTEX HOMES	1/1/2004	00000000000000	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	\$230,333	\$70,000	\$300,333	\$300,333
2024	\$230,333	\$70,000	\$300,333	\$276,784
2023	\$231,423	\$60,000	\$291,423	\$251,622
2022	\$192,282	\$60,000	\$252,282	\$228,747
2021	\$147,952	\$60,000	\$207,952	\$207,952
2020	\$148,641	\$60,000	\$208,641	\$208,641

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.