



**Address:** [7416 HEIGHTS VIEW DR](#)  
**City:** BENBROOK  
**Georeference:** 46673-10-3  
**Subdivision:** WHITESTONE RANCH ADDITION  
**Neighborhood Code:** 4A400D

**Latitude:** 32.6621373017  
**Longitude:** -97.5009772336  
**TAD Map:** 1994-360  
**MAPSCO:** TAR-086T



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WHITESTONE RANCH  
ADDITION Block 10 Lot 3

**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:** 2011

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$405,250

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

**Site Number:** 40976645

**Site Name:** WHITESTONE RANCH ADDITION-10-3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,084

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,378

**Land Acres<sup>\*</sup>:** 0.1693

**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:**

BABANATS WILLIAM  
BABANATS ELIZABETH

**Primary Owner Address:**

7416 HEIGHTS VIEW DR  
FORT WORTH, TX 76126

**Deed Date:** 4/5/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224058789](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TITTLE BROCK;TITTLE JENNA	7/17/2020	<a href="#">D220177526</a>		
CARTUS FINANCIAL CORPORATION	5/8/2020	<a href="#">D220177525</a>		
PRIETO JAVIER ALEJANDRO	10/30/2014	<a href="#">D214238414</a>		
ALFORD KATHLEEN G	7/18/2012	<a href="#">D212173873</a>	0000000	0000000
KENMARK HOMES LP	9/30/2010	<a href="#">D210248065</a>	0000000	0000000
GBR REALTY LTD	7/26/2005	<a href="#">D205226036</a>	0000000	0000000
SRJ RIDGEHAVEN PARTNERS LTD	1/1/2005	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	\$325,250	\$80,000	\$405,250	\$405,250
2024	\$325,250	\$80,000	\$405,250	\$405,250
2023	\$338,973	\$60,000	\$398,973	\$367,128
2022	\$286,739	\$60,000	\$346,739	\$333,753
2021	\$243,412	\$60,000	\$303,412	\$303,412
2020	\$230,581	\$60,000	\$290,581	\$290,581

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.