



Address: [560 MAGNOLIA PKWY](#)
City: BENBROOK
Georeference: 3873-1-16
Subdivision: BROOKSIDE AT BENBROOK FIELD
Neighborhood Code: 4A400F

Latitude: 32.6772406378
Longitude: -97.4757249586
TAD Map: 2006-364
MAPSCO: TAR-087J



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BROOKSIDE AT BENBROOK
FIELD Block 1 Lot 16

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: 2012

Personal Property Account: N/A

Agent: THE GALLAGHER FIRM PLLC (11961)

Protest Deadline Date: 5/24/2024

Site Number: 41255054

Site Name: BROOKSIDE AT BENBROOK FIELD-1-16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,128

Percent Complete: 100%

Land Sqft^{*}: 7,316

Land Acres^{*}: 0.1679

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

ERICHSEN HOPE MICHELE

ERICHSEN COLBY LEE

Primary Owner Address:

560 MAGNOLIA PKWY
BENBROOK, TX 76126

Deed Date: 7/25/2022

Deed Volume:

Deed Page:

Instrument: [D222189814](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SMITH FELICITY S;SMITH ORION A	9/19/2012	D212231293	0000000	0000000
CLARITY HOMES LTD	4/24/2012	D212097960	0000000	0000000
ADAMS POLK INVESTMENTS LP	3/19/2007	D207096773	0000000	0000000
ONE BENBROOK RANCH LTD	1/1/2007	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 ⁺
2025	\$363,000	\$80,000	\$443,000	\$443,000
2024	\$363,000	\$80,000	\$443,000	\$443,000
2023	\$363,320	\$75,000	\$438,320	\$438,320
2022	\$291,878	\$75,000	\$366,878	\$366,878
2021	\$261,958	\$75,000	\$336,958	\$336,958
2020	\$239,602	\$75,000	\$314,602	\$314,602

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.