



**Address:** [301 STERLING DR](#)  
**City:** BENBROOK  
**Georeference:** 3873-4-1  
**Subdivision:** BROOKSIDE AT BENBROOK FIELD  
**Neighborhood Code:** 4A400F

**Latitude:** 32.6778816166  
**Longitude:** -97.4698850975  
**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 4 Lot 1

**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:** 2007

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Notice Value:** \$458,694

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

**Site Number:** 41255666

**Site Name:** BROOKSIDE AT BENBROOK FIELD-4-1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,810

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,171

**Land Acres<sup>\*</sup>:** 0.2564

**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:**

RYAN KAREN P

RYAN MICHAEL P

**Primary Owner Address:**

301 STERLING DR  
FORT WORTH, TX 76126-2457

**Deed Date:** 9/20/2013

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D213248881](#)

| Previous Owners            | Date      | Instrument                 | Deed Volume | Deed Page |
|----------------------------|-----------|----------------------------|-------------|-----------|
| HAIR ASHLEY D;HAIR KELLY D | 3/25/2011 | <a href="#">D211075975</a> | 0000000     | 0000000   |
| JONES DICKEY;JONES TAMMY   | 3/20/2007 | <a href="#">D207108198</a> | 0000000     | 0000000   |
| ADAMS POLK INVESTMENTS LP  | 3/19/2007 | <a href="#">D207103071</a> | 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 <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$378,694          | \$80,000    | \$458,694    | \$458,694                    |
| 2024 | \$378,694          | \$80,000    | \$458,694    | \$442,668                    |
| 2023 | \$383,598          | \$75,000    | \$458,598    | \$402,425                    |
| 2022 | \$334,456          | \$75,000    | \$409,456    | \$365,841                    |
| 2021 | \$257,583          | \$75,000    | \$332,583    | \$332,583                    |
| 2020 | \$257,583          | \$75,000    | \$332,583    | \$332,583                    |

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

There are no exemptions for this property

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.