



Address: [2605 BENBROOK BLVD](#)
City: FORT WORTH
Georeference: 2860-12-24
Subdivision: BLUEBONNET HILLS
Neighborhood Code: 4T002V

Latitude: 32.7015468747
Longitude: -97.3547996729
TAD Map: 2042-376
MAPSCO: TAR-090B



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BLUEBONNET HILLS Block 12
Lot 24

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: 2013

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 41647645

Site Name: BLUEBONNET HILLS-12-24

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,686

Percent Complete: 100%

Land Sqft^{*}: 7,500

Land Acres^{*}: 0.1721

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:

MERIDA3136 INVESTMENT LLC

Primary Owner Address:

1031 SADDLE TREE TRL
IRVING, TX 75063

Deed Date: 12/30/2017

Deed Volume:

Deed Page:

Instrument: [D218004127](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ARVABHUMI SAIPRADEEPA;MADANA GURAVA	12/29/2017	D218003249		
PANT SANJAY;PANT SHARON	6/5/2015	D215123494		
BENBROOK FW LLC	4/1/2013	D213087425	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	\$225,000	\$225,000	\$450,000	\$450,000
2024	\$265,000	\$225,000	\$490,000	\$490,000
2023	\$289,500	\$190,500	\$480,000	\$480,000
2022	\$336,000	\$110,000	\$446,000	\$446,000
2021	\$280,000	\$110,000	\$390,000	\$390,000
2020	\$280,000	\$110,000	\$390,000	\$390,000

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.