



Address: [7013 BENJAMIN WAY](#)
City: COLLEYVILLE
Georeference: 39285-A-9
Subdivision: SOMERSET MANOR
Neighborhood Code: 3C500L

Latitude: 32.9097187737
Longitude: -97.1846756516
TAD Map: 2096-452
MAPSCO: TAR-025W



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SOMERSET MANOR Block A Lot 9

Jurisdictions:

CITY OF COLLEYVILLE (005)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KELLER ISD (907)

State Code: A

Year Built: 2014

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 41674294

Site Name: SOMERSET MANOR-A-9

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,882

Percent Complete: 100%

Land Sqft^{*}: 7,212

Land Acres^{*}: 0.1655

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:

WAYNE AND LOIR IRWIN LIVING TRUST

Primary Owner Address:

7013 BENJAMIN WAY
COLLEYVILLE, TX 76034

Deed Date: 4/29/2025

Deed Volume:

Deed Page:

Instrument: [D225078910](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AUGUSTINO ANTHONY JEVON;AUGUSTINO KAREN ANN	9/27/2022	D222237395		
GARDINER CAROL;MILLER CLAUDE	7/7/2021	D221195709		
HENSLEY DAVID S;HENSLEY JENNIFER A	3/23/2018	D218061858		
O'NEAL BRIAN	10/5/2015	D215225765		
WINDSOR HOMES CUMBERLAND LLC	1/17/2014	D214013847	0000000	0000000
LENNAR HOMES TEXAS LAND & CONS	1/1/2013	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	\$547,219	\$82,800	\$630,019	\$630,019
2024	\$547,219	\$82,800	\$630,019	\$630,019
2023	\$669,047	\$82,800	\$751,847	\$751,847
2022	\$468,462	\$82,800	\$551,262	\$551,262
2021	\$385,674	\$95,000	\$480,674	\$480,674
2020	\$347,532	\$95,000	\$442,532	\$442,532

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.