



**Address:** [7004 BENJAMIN WAY](#)  
**City:** COLLEYVILLE  
**Georeference:** 39285-B-7  
**Subdivision:** SOMERSET MANOR  
**Neighborhood Code:** 3C500L

**Latitude:** 32.9094177504  
**Longitude:** -97.1852431632  
**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 B Lot 7

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2017

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$909,299

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

**Site Number:** 41674715

**Site Name:** SOMERSET MANOR-B-7

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,574

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,796

**Land Acres<sup>\*</sup>:** 0.1789

**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:**

SEHA MENA

**Primary Owner Address:**

7004 BENJAMIN WAY  
COLLEYVILLE, TX 76034

**Deed Date:** 11/29/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217278353](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LENNAR HOMES OF TEXAS SALES AND MARKETING LTD	11/29/2017	<a href="#">D217278352</a>		
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 <sup>+</sup>
2025	\$738,500	\$89,500	\$828,000	\$706,761
2024	\$819,799	\$89,500	\$909,299	\$642,510
2023	\$635,000	\$89,500	\$724,500	\$584,100
2022	\$441,500	\$89,500	\$531,000	\$531,000
2021	\$436,000	\$95,000	\$531,000	\$531,000
2020	\$426,297	\$95,000	\$521,297	\$521,297

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.