



Address: [304 BLUFFSIDE TRAILS](#)
City: BENBROOK
Georeference: 3873-2-2
Subdivision: BROOKSIDE AT BENBROOK FIELD
Neighborhood Code: 4A400F

Latitude: 32.676209769
Longitude: -97.4702044213
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 2 Lot 2

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: 2017

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 800016632

Site Name: BROOKSIDE AT BENBROOK FIELD 2 2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,609

Percent Complete: 100%

Land Sqft^{*}: 14,423

Land Acres^{*}: 0.3311

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

BYRNE PATRICK R
LUNDSTEEN NATALIE C

Primary Owner Address:

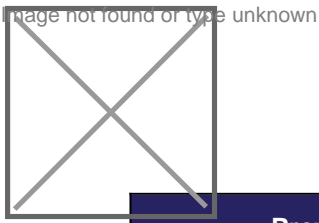
304 BLUFFSIDE TRL
BENBROOK, TX 76126

Deed Date: 12/21/2022

Deed Volume:

Deed Page:

Instrument: [D222293947](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
OPENDOOR PROPERTY TRUST I	7/30/2022	D222192740		
SMITH EDWARD C DYNASTY TRUST	7/12/2019	D219154908		
BALDREE ANN M	11/17/2017	D217267385		
CLARITY HOMES LTD	9/2/2016	D216206874		

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	\$391,000	\$80,000	\$471,000	\$471,000
2024	\$454,000	\$80,000	\$534,000	\$534,000
2023	\$415,170	\$75,000	\$490,170	\$490,170
2022	\$356,680	\$75,000	\$431,680	\$431,680
2021	\$321,465	\$75,000	\$396,465	\$396,465
2020	\$295,109	\$75,000	\$370,109	\$370,109

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.