



**Address:** [312 BLUFFSIDE TRAILS](#)  
**City:** BENBROOK  
**Georeference:** 3873-2-4  
**Subdivision:** BROOKSIDE AT BENBROOK FIELD  
**Neighborhood Code:** 4A400F

**Latitude:** 32.6762453953  
**Longitude:** -97.4705930655  
**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 4

**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:** 2016

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$625,466

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

**Site Number:** 800016634

**Site Name:** BROOKSIDE AT BENBROOK FIELD 2 4

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,200

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 14,684

**Land Acres<sup>\*</sup>:** 0.3371

**Pool:** Y

<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:**

MILLER MEGAN M  
MILLER TRACY J

**Primary Owner Address:**

312 BLUFFSIDE TRAILS  
BENBROOK, TX 76126

**Deed Date:** 8/3/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216128029](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CLARITY HOMES LTD	8/2/2016	<a href="#">D216035652</a>		



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	\$545,466	\$80,000	\$625,466	\$625,466
2024	\$545,466	\$80,000	\$625,466	\$601,960
2023	\$531,830	\$75,000	\$606,830	\$547,236
2022	\$422,487	\$75,000	\$497,487	\$497,487
2021	\$380,581	\$75,000	\$455,581	\$455,581
2020	\$349,217	\$75,000	\$424,217	\$424,217

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.