



**Address:** [7471 BENBROOK PKWY](#)

**City:** BENBROOK

**Georeference:** 2335-8-2R1

**Subdivision:** BENBROOK INDUSTRIAL PARK

**Neighborhood Code:** WH-West Fort Worth/Hulen General

**Latitude:** 32.6889005188

**Longitude:** -97.4451305382

**TAD Map:** 2012-368

**MAPSCO:** TAR-087L



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** BENBROOK INDUSTRIAL PARK  
Block 8 Lot 2R-1

**Jurisdictions:**

CITY OF BENBROOK (003)

TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

FORT WORTH ISD (905)

**State Code:** F1

**Year Built:** 2002

**Personal Property Account:** Multi

**Agent:** RYAN LLC (00320)

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

**Notice Value:** \$5,363,750

**Protest Deadline Date:** 5/31/2024

**Site Number:** 800017597

**Site Name:** Geo Dynamics

**Site Class:** WHFlex - Warehouse-Flex/Multi-Use

**Parcels:** 1

**Primary Building Name:** Geo Dynamics / 42203994

**Primary Building Type:** Commercial

**Gross Building Area**<sup>+++</sup>: 76,625

**Net Leasable Area**<sup>+++</sup>: 76,625

**Percent Complete:** 100%

**Land Sqft**<sup>\*</sup>: 211,788

**Land Acres**<sup>\*</sup>: 4.8620

**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:**

LINRON PROPERTIES LTD

**Primary Owner Address:**

603 S 4TH AVE

MANSFIELD, TX 76063

**Deed Date:** 11/18/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222272363](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
7471 BENBROOK PKWY LLC	5/30/2018	<a href="#">D218120637</a>		
MAYFAIR INVESTMENTS LLC	9/26/2017	<a href="#">D217234381</a>		
RCL BUILDING PARTNERS LP	4/19/2017	<a href="#">D217098648</a>		
MAYFAIR AVIATION LLC	2/16/2017	<a href="#">D217036152</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	\$4,844,867	\$518,883	\$5,363,750	\$5,363,750
2024	\$4,200,929	\$518,883	\$4,719,812	\$4,719,812
2023	\$4,078,617	\$518,883	\$4,597,500	\$4,597,500
2022	\$3,631,117	\$518,883	\$4,150,000	\$4,150,000
2021	\$3,388,992	\$518,883	\$3,907,875	\$3,907,875
2020	\$3,181,117	\$518,883	\$3,700,000	\$3,700,000

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.