

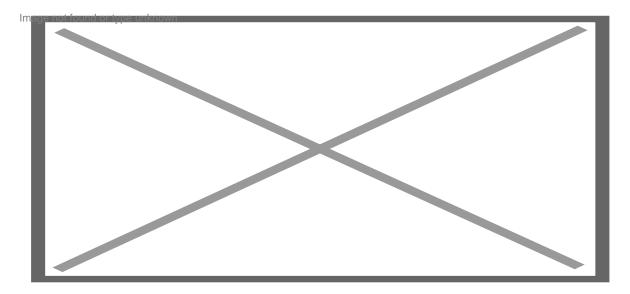
Tarrant Appraisal District Property Information | PDF Account Number: 00319988

Address: <u>4305 SPRINGBRANCH DR</u> City: BENBROOK Georeference: 3847-2-2R Subdivision: BROOKS-MORELAND ADDITION

Neighborhood Code: 4W003H

Latitude: 32.7099673068 Longitude: -97.4628920033 TAD Map: 2006-376 MAPSCO: TAR-073X





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

PROPERTY DATA

Legal Description: BROOKS-MORELAND ADDITION Block 2 Lot 2R

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: 1968 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 00319988 Site Name: BROOKS-MORELAND ADDITION-2-2R Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size⁺⁺⁺: 2,521 Percent Complete: 100% Land Sqft^{*}: 10,800 Land Acres^{*}: 0.2479 Pool: Y

+++ Rounded.

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

OWNER INFORMATION





AKERS ROBER

Primary Owner Address: 4305 SPRINGBRANCH DR BENBROOK, TX 76116-7657 Deed Date: 7/30/1985 Deed Volume: 0008318 Deed Page: 0002248 Instrument: 00083180002248

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WOLFE MARY S;WOLFE MICHAEL P	3/6/1984	00077600001599	0007760	0001599
WOLFE MICHAEL P	2/24/1984	00077600001599	0007760	0001599
SACHS PAUL J	12/31/1900	000000000000000000000000000000000000000	000000	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$213,745	\$50,000	\$263,745	\$263,745
2023	\$237,980	\$50,000	\$287,980	\$287,980
2022	\$197,777	\$50,000	\$247,777	\$247,777
2021	\$168,467	\$50,000	\$218,467	\$218,467
2020	\$217,167	\$50,000	\$267,167	\$267,167

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.