



Address: [4413 SPRINGBRANCH DR](#)
City: BENBROOK
Georeference: 3847-5-5
Subdivision: BROOKS-MORELAND ADDITION
Neighborhood Code: 4W003H

Latitude: 32.7072421069
Longitude: -97.4632040538
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 5 Lot 5

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: 1967

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 00320293

Site Name: BROOKS-MORELAND ADDITION-5-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,512

Percent Complete: 100%

Land Sqft^{*}: 18,100

Land Acres^{*}: 0.4155

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION



Current Owner:

HIXON LARRY
HIXON LAURA

Primary Owner Address:

4413 SPRINGBRANCH DR
BENBROOK, TX 76116-7635

Deed Date: 6/30/2003

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D203237127](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCLAUGHLIN CHARLES;MCLAUGHLIN GAIL	6/27/2001	00149790000372	0014979	0000372
LUSTY ARTHUR H JR	12/31/1900	00000000000000	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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$195,161	\$50,000	\$245,161	\$245,161
2023	\$219,050	\$50,000	\$269,050	\$249,566
2022	\$184,779	\$50,000	\$234,779	\$226,878
2021	\$156,253	\$50,000	\$206,253	\$206,253
2020	\$207,678	\$50,000	\$257,678	\$257,678

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.