

Property Information | PDF



Account Number: 00320293

Address: 4413 SPRINGBRANCH DR

City: BENBROOK

Georeference: 3847-5-5

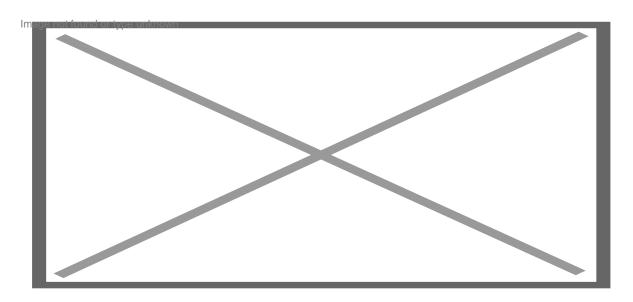
Subdivision: BROOKS-MORELAND ADDITION

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.

## **OWNER INFORMATION**

03-13-2025 Page 1

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



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.

## **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.

03-13-2025 Page 2

<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.