



Address: [8804 APRIL BREEZE CT](#)
City: FORT WORTH
Georeference: 2415-S-11R
Subdivision: BENTLEY VILLAGE ADDITION
Neighborhood Code: 1B200N

Latitude: 32.7681562948
Longitude: -97.162851318
TAD Map: 2102-400
MAPSCO: TAR-067U



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

PROPERTY DATA

Legal Description: BENTLEY VILLAGE ADDITION
Block S Lot 11R

Jurisdictions:

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- FORT WORTH ISD (905)

State Code: C1

Year Built: 0

Personal Property Account: N/A

Agent: OCONNOR & ASSOCIATES (00436)

Protest Deadline Date: 5/15/2025

Site Number: 06291082

Site Name: BENTLEY VILLAGE ADDITION-S-11R

Site Class: C1 - Residential - Vacant Land

Parcels: 1

Approximate Size⁺⁺⁺: 0

Percent Complete: 0%

Land Sqft^{*}: 22,738

Land Acres^{*}: 0.5220

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:
LANGSTRAND FAMILY IRREVOCABLE TRUST
Primary Owner Address:
2209 WYRICK CT
ARLINGTON, TX 76012

Deed Date: 5/20/2021
Deed Volume:
Deed Page:
Instrument: [D221145086](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LANGSTRAND JOHN RAYMOND;LANGSTRAND PENNY L	3/25/2021	D221085697		
LANGSTRAND JOHN RAYMOND;LANGSTRAND PENNY L	3/3/2017	D217064813		
LANGSTRAND JOHN R	3/23/1995	00119210002271	0011921	0002271
LEWIS HOWARD;LEWIS SHERYL	11/12/1994	00000000000000	0000000	0000000
LEWIS HOWARD;LEWIS SHERYL	7/4/1990	00000000000000	0000000	0000000
LEWIS HOWARD;LEWIS SHERYL	1/1/1988	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	\$0	\$67,900	\$67,900	\$67,900
2023	\$394,000	\$70,000	\$464,000	\$319,000
2022	\$235,000	\$55,000	\$290,000	\$290,000
2021	\$235,000	\$55,000	\$290,000	\$290,000
2020	\$235,000	\$55,000	\$290,000	\$290,000

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.