

## LOCATION

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**Address:** [4313 CAPRA WAY](#)

**City:** BENBROOK

**Georeference:** 34325-8-21

**Subdivision:** RIDGLEA COUNTRY CLUB EST

**Neighborhood Code:** 4R010A

**Latitude:** 32.6875673275

**Longitude:** -97.4377070342

**TAD Map:** 2018-368

**MAPSCO:** TAR-088E



Google Map or type unknown

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

## PROPERTY DATA

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**Legal Description:** RIDGLEA COUNTRY CLUB EST  
Block 8 Lot 21

**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:** 1972

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 02401525

**Site Name:** RIDGLEA COUNTRY CLUB EST-8-21

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,389

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,550

**Land Acres<sup>\*</sup>:** 0.1503

**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

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**Current Owner:**

SIMABRAN LLC

**Primary Owner Address:**

4313 WINDING WAY  
FORT WORTH, TX 76126

**Deed Date:** 7/30/2014

**Deed Volume:**

**Deed Page:**

**Instrument:** [D214162428](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TEAGUE BRANDON	7/29/2014	<a href="#">D214162427</a>		
LAMMONS JOHN LANCE	8/2/2005	<a href="#">D205228173</a>	0000000	0000000
COLEMAN DARRELL J;COLEMAN JANICE	12/18/2002	00162620000004	0016262	0000004
DOTSON ALFRED A;DOTSON JETTIE L	6/28/1996	00124240001418	0012424	0001418
RUEHMANN DAVID A	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$454,235	\$125,269	\$579,504	\$579,504
2023	\$449,761	\$116,875	\$566,636	\$566,636
2022	\$324,375	\$95,625	\$420,000	\$420,000
2021	\$282,070	\$95,625	\$377,695	\$377,695
2020	\$277,164	\$95,625	\$372,789	\$372,789

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.