



LOCATION

Address: [114 SPROLES DR](#)

City: BENBROOK

Georeference: 46258-A1R-3R1

Subdivision: WESTPARK ADDITION-BENBROOK

Neighborhood Code: MED-Southwest Tarrant County General

Latitude: 32.6745049186

Longitude: -97.470083383

TAD Map: 2006-364

MAPSCO: TAR-087N



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WESTPARK ADDITION-
BENBROOK Block A1RLOT 3R1

Jurisdictions:

CITY OF BENBROOK (003)

TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

FORT WORTH ISD (905)

Site Number: 80578756

Site Name: BENBROOK FAMILY PRACTICE

Site Class: MEDOff - Medical-Office

Parcel:

Primary Building Name: BENBROOK PROFESSIONAL BUILDING / 06417728

State Code: F1

Primary Building Type: Commercial

Year Built: 1990

Gross Building Area+++ : 9,386

Personal Property Account: [11688866](#)

Net Leasable Area+++ : 9,386

Agent: None

Percent Complete: 100%

Protest Deadline Date:

5/15/2025

Land Sqft* : 39,999

Land Acres* : 0.9182

+++ Rounded.

Pool: N

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

OWNER INFORMATION

Current Owner:

FALCON RIDGE PROPERTIES LLC

Primary Owner Address:

3484 E FALCON RIDGE CT

COEUR D ALENE, ID 83814

Deed Date: 4/28/2022

Deed Volume:

Deed Page:

Instrument: [D222111698](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
114 SPROLES PARTNERS LLC	5/2/2018	D218093822		
F W P BENBROOK PARTNERS LP	12/1/2004	D204374178	0000000	0000000
BENBROOK HOLDINGS LLC	10/21/2002	00160860000196	0016086	0000196
HEALTH CARE OF TEXAS INC	1/1/1990	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	\$1,472,517	\$399,990	\$1,872,507	\$1,872,507
2023	\$1,301,223	\$399,990	\$1,701,213	\$1,701,213
2022	\$1,120,073	\$399,990	\$1,520,063	\$1,520,063
2021	\$910,366	\$399,990	\$1,310,356	\$1,310,356
2020	\$910,366	\$399,990	\$1,310,356	\$1,310,356

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.