

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:	Site Number: 80578756
CITY OF BENBROOK (003)	Site Name: BENBROOK FAMILY PRACTICE
TARRANT COUNTY (220)	Site Class: MEDOff - Medical-Office
TARRANT COUNTY HOSPITAL (224)	Parcel: (225)
TARRANT COUNTY COLLEGE (225)	Primary Building Name: BENBROOK PROFESSIONAL BUILDING / 06417728
FORT WORTH ISD (905)	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.