



**Address:** [1304 WARDEN ST](#)  
**City:** BENBROOK  
**Georeference:** 2350-4-2B2-B  
**Subdivision:** BENBROOK LAKESIDE ADDITION  
**Neighborhood Code:** 4A300F

**Latitude:** 32.665194059  
**Longitude:** -97.4595945792  
**TAD Map:** 2012-360  
**MAPSCO:** TAR-087T



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** BENBROOK LAKESIDE  
ADDITION Block 4 Lot 2B2 & 2B3

**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:** 1955

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 00195278  
**Site Name:** BENBROOK LAKESIDE ADDITION-4-2B2-B  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,917  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 16,950  
**Land Acres<sup>\*</sup>:** 0.3891  
**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

**Current Owner:**

BEENDERS TODD S  
DIMICHELE ANDREA

**Primary Owner Address:**

1304 WARDEN ST  
FORT WORTH, TX 76126-3530

**Deed Date:** 3/30/1999  
**Deed Volume:** 0013743  
**Deed Page:** 0000174  
**Instrument:** 00137430000174

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SAGSTETTER FRANCES SMITH	11/8/1995	001218000000092	0012180	0000092
SAGSTETTER R L	12/31/1900	000000000000000	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	\$135,070	\$56,955	\$192,025	\$192,025
2024	\$135,070	\$56,955	\$192,025	\$192,025
2023	\$135,487	\$60,000	\$195,487	\$181,500
2022	\$121,768	\$60,000	\$181,768	\$165,000
2021	\$90,000	\$60,000	\$150,000	\$150,000
2020	\$90,000	\$60,000	\$150,000	\$138,618

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

- 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.