



**Address:** [1223 SPROLES DR](#)  
**City:** BENBROOK  
**Georeference:** 2350-9-1A-B  
**Subdivision:** BENBROOK LAKESIDE ADDITION  
**Neighborhood Code:** 4A300F

**Latitude:** 32.6661467462  
**Longitude:** -97.4674695224  
**TAD Map:** 2006-360  
**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 9 Lot 1A N80'-1A BLK 9

**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:** 1960

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 00195804  
**Site Name:** BENBROOK LAKESIDE ADDITION-9-1A-B  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,701  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 20,000  
**Land Acres<sup>\*</sup>:** 0.4591  
**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:**

FINCK KAREN L  
FINCK JIM N

**Primary Owner Address:**

3713 LYNCHBURG DR  
DENTON, TX 76208

**Deed Date:** 6/20/2022  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D222158087](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CLIFTON FINCK KAREN;CLIFTON GARY	3/7/2018	<a href="#">D222137777</a>		
CLIFTON LUTHER M	12/31/1900	0000000000000000	0000000	0000000



## VALUES

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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	\$135,021	\$60,455	\$195,476	\$195,476
2024	\$135,021	\$60,455	\$195,476	\$195,476
2023	\$135,079	\$40,000	\$175,079	\$175,079
2022	\$121,164	\$40,000	\$161,164	\$153,889
2021	\$99,899	\$40,000	\$139,899	\$139,899
2020	\$88,911	\$40,000	\$128,911	\$128,911

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

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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.