



**Address:** [1204 WARDEN ST](#)  
**City:** BENBROOK  
**Georeference:** 2350-13-27-30  
**Subdivision:** BENBROOK LAKESIDE ADDITION  
**Neighborhood Code:** 4A300F

**Latitude:** 32.6682870795  
**Longitude:** -97.4597109903  
**TAD Map:** 2012-364  
**MAPSCO:** TAR-087P



Google Map or type unknown

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

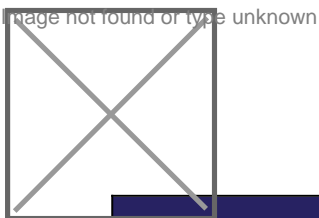
**PROPERTY DATA**

**Legal Description:** BENBROOK LAKESIDE  
ADDITION Block 13 Lot 27 N30'LT 27 & S55' LT 28  
TR 4B 50% UNDIVIDED INTEREST  
**Jurisdictions:** CITY OF BENBROOK (003)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
FORT WORTH ISDA (905)  
**Site Number:** 00197696  
**Site Name:** BENBROOK LAKESIDE ADDITION Block 13 Lot 27 N30'LT 27 & S55' LT 2  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 2  
**Approximate Size+++:** 1,918  
**State Code:** A **Percent Complete:** 100%  
**Year Built:** 1954 **Land Sqft\*:** 15,000  
**Personal Property Account:** N/A **Land Acres:** 0.3443  
**Agent:** None **Pool:** Y  
**Notice Sent Date:**  
4/15/2025  
**Notice Value:** \$102,500  
**Protest Deadline Date:** 5/24/2024

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

**OWNER INFORMATION**

**Current Owner:**  
O'NEIL JANET S  
**Primary Owner Address:**  
1204 WARDEN ST  
BENBROOK, TX 76126  
**Deed Date:** 7/31/2020  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D220196500](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CARLOCK VIOLA L;O'NEIL JANET S	6/1/2020	<a href="#">D220196500</a>		
BIRDY KAREN S	5/30/2001	00000000000000	0000000	0000000
PACHECO JANA KAY	6/11/1997	00128020000299	0012802	0000299
MINNICH GREGORY PAUL	9/30/1996	00125300002096	0012530	0002096
ELLIOTT CATHYLEEN	7/10/1985	00082400001691	0008240	0001691
ELLIOTT EARL R	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	\$75,142	\$27,358	\$102,500	\$102,500
2024	\$75,142	\$27,358	\$102,500	\$100,066
2023	\$75,290	\$20,000	\$95,290	\$90,969
2022	\$65,869	\$20,000	\$85,869	\$82,699
2021	\$55,181	\$20,000	\$75,181	\$75,181
2020	\$59,302	\$20,000	\$79,302	\$79,302

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.