



**Address:** [1218 DUANE ST](#)  
**City:** BENBROOK  
**Georeference:** 2350-55-18  
**Subdivision:** BENBROOK LAKESIDE ADDITION  
**Neighborhood Code:** 4A300F

**Latitude:** 32.6670945298  
**Longitude:** -97.4564032763  
**TAD Map:** 2012-360  
**MAPSCO:** TAR-087U



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 55 Lot 18

**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:** 1965

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$278,500

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

**Site Number:** 00204048

**Site Name:** BENBROOK LAKESIDE ADDITION-55-18

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,728

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,750

**Land Acres<sup>\*</sup>:** 0.2238

**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:**

1218 DUANE STREET LLC

**Primary Owner Address:**

1220 TRINITY DR  
BENBROOK, TX 76126

**Deed Date:** 10/1/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224176288](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BUTORAC NATHAN	11/8/2023	<a href="#">D223201803</a>		
PWT INVESTMENTS LLC	9/14/2023	<a href="#">D223166576</a>		
MYERS THE HOME BUYERS OF DALLAS LLC	9/14/2023	<a href="#">D223166573</a>		
BROOKS DALE THOMAS	11/28/2016	<a href="#">D216277013</a>		
FOSSIL HOLDINGS LTD	6/17/2016	<a href="#">D216132458</a>		
BATES EDWARD W	9/28/2014	<a href="#">D214230561</a>		
BATES JOSEFA	1/30/2014	<a href="#">D214030223</a>	0000000	0000000
BATES JOSEFA	2/8/1995	00155960000227	0015596	0000227
BATES EDWARD EST JR;BATES JOSE	12/31/1900	00041890000166	0004189	0000166

## 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	\$233,740	\$44,760	\$278,500	\$278,500
2024	\$233,740	\$44,760	\$278,500	\$278,500
2023	\$238,643	\$40,000	\$278,643	\$278,643
2022	\$209,816	\$40,000	\$249,816	\$249,816
2021	\$130,532	\$40,000	\$170,532	\$170,532
2020	\$130,532	\$40,000	\$170,532	\$170,532

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.