



**Address:** [1017 DUANE ST](#)  
**City:** BENBROOK  
**Georeference:** 2350-74-2  
**Subdivision:** BENBROOK LAKESIDE ADDITION  
**Neighborhood Code:** 4A300F

**Latitude:** 32.6756177902  
**Longitude:** -97.4557499658  
**TAD Map:** 2012-364  
**MAPSCO:** TAR-087Q



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 74 Lot 2

**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:** 1974

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

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

**Site Number:** 00208663

**Site Name:** BENBROOK LAKESIDE ADDITION-74-2

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,788

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,900

**Land Acres<sup>\*</sup>:** 0.2731

**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:**

BARNETT AUSTIN MICHAEL

**Primary Owner Address:**

1017 DUANE ST  
FORT WORTH, TX 76126

**Deed Date:** 11/19/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221338624](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JREH INVESTMENTS LLC	7/29/2021	<a href="#">D221222361</a>		
BLOMQUIST BRENDAN J;BLOMQUIST KRISTEN M	8/15/2016	<a href="#">D216191326</a>		
BATTLE LANA	5/9/2016	<a href="#">D216107756</a>		
BATTLE LANA;BATTLE MICHAEL	9/17/2004	<a href="#">D204300641</a>	0000000	0000000
WOODRICH WILLIAM W	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	\$246,321	\$51,160	\$297,481	\$297,481
2024	\$246,321	\$51,160	\$297,481	\$297,481
2023	\$243,175	\$40,000	\$283,175	\$280,814
2022	\$215,285	\$40,000	\$255,285	\$255,285
2021	\$131,000	\$40,000	\$171,000	\$171,000
2020	\$131,000	\$40,000	\$171,000	\$171,000

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)
- DISABLED VET 70 to 99 PCT 11.22

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.