



**Address:** [1013 DUANE ST](#)  
**City:** BENBROOK  
**Georeference:** 2350-74-4  
**Subdivision:** BENBROOK LAKESIDE ADDITION  
**Neighborhood Code:** 4A300F

**Latitude:** 32.6760709524  
**Longitude:** -97.4557532826  
**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 4

**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:** 1975

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 00208698

**Site Name:** BENBROOK LAKESIDE ADDITION-74-4

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,333

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,200

**Land Acres<sup>\*</sup>:** 0.2571

**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:**

BOURGEOIS TIMOTHY MICHAEL  
BOURGEOIS AMANDA LYNN

**Primary Owner Address:**

1013 DUANE ST  
BENBROOK, TX 76126

**Deed Date:** 10/29/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221319431](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BORMANN LINDA D	1/28/2000	00142620000329	0014262	0000329
BORMANN BRIAN E;BORMANN LINDA D	11/2/1983	00076560001888	0007656	0001888
KELSEY DONALD E JR	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	\$187,130	\$50,355	\$237,485	\$237,485
2024	\$187,130	\$50,355	\$237,485	\$237,485
2023	\$184,804	\$40,000	\$224,804	\$224,369
2022	\$163,972	\$40,000	\$203,972	\$203,972
2021	\$134,028	\$40,000	\$174,028	\$174,028
2020	\$118,193	\$40,000	\$158,193	\$158,193

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.