



**Address:** [1011 DUANE ST](#)  
**City:** BENBROOK  
**Georeference:** 2350-74-5  
**Subdivision:** BENBROOK LAKESIDE ADDITION  
**Neighborhood Code:** 4A300F

**Latitude:** 32.6762934202  
**Longitude:** -97.4557548226  
**TAD Map:** 2012-364  
**MAPSCO:** TAR-087L



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 5

**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:** JAMES A RYFFEL (00246)

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

**Site Number:** 00208701

**Site Name:** BENBROOK LAKESIDE ADDITION-74-5

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,355

**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:**

SOUTHWIND INVESTMENTS LIMITED PARTNERSHIP

**Primary Owner Address:**

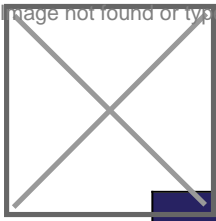
3113 S UNIVERSITY DR SUITE 600  
FORT WORTH, TX 76109

**Deed Date:** 12/1/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217278362](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
TAYLOR AARON	4/5/2010	<a href="#">D210079852</a>	0000000	0000000
MCCOLLOUGH RONNIE	8/8/2007	<a href="#">D207282901</a>	0000000	0000000
KEY FLOY JUANITA EST	6/25/1989	000000000000000	0000000	0000000
KEY JUANITA;KEY WAYNE H	7/25/1984	00079050001570	0007905	0001570
NEILL GERALD SIMS	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	\$188,473	\$50,355	\$238,828	\$238,828
2024	\$188,473	\$50,355	\$238,828	\$238,828
2023	\$186,000	\$40,000	\$226,000	\$226,000
2022	\$160,000	\$40,000	\$200,000	\$200,000
2021	\$95,000	\$40,000	\$135,000	\$135,000
2020	\$95,000	\$40,000	\$135,000	\$135,000

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

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.