



**Address:** [1213 AUGUSTA RD](#)  
**City:** BENBROOK  
**Georeference:** 16250-3-20  
**Subdivision:** GREENBRIAR ADDITION-BENBROOK  
**Neighborhood Code:** 4A300B

**Latitude:** 32.6704293534  
**Longitude:** -97.4494976318  
**TAD Map:** 2012-364  
**MAPSCO:** TAR-087R



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** GREENBRIAR ADDITION-BENBROOK Block 3 Lot 20

**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:** 1977

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$264,890

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

**Site Number:** 01106988

**Site Name:** GREENBRIAR ADDITION-BENBROOK-3-20

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,447

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,050

**Land Acres<sup>\*</sup>:** 0.1848

**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:**

WELSHANS JAMES L  
WELSHANS WILMA J

**Primary Owner Address:**

1213 AUGUSTA RD  
BENBROOK, TX 76126-3725

**Deed Date:** 6/24/2011

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D211157355](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
KLEKAR LAURA E	9/29/2003	<a href="#">D203368245</a>	0000000	0000000
NORTON GARY L	12/4/1986	00087690000833	0008769	0000833
ROBERT CAVNAR	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	\$214,890	\$50,000	\$264,890	\$264,890
2024	\$214,890	\$50,000	\$264,890	\$252,542
2023	\$226,514	\$35,000	\$261,514	\$229,584
2022	\$181,821	\$35,000	\$216,821	\$208,713
2021	\$157,380	\$35,000	\$192,380	\$189,739
2020	\$137,490	\$35,000	\$172,490	\$172,490

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.