



**Address:** [1125 MELVIN DR](#)  
**City:** BENBROOK  
**Georeference:** 16250-9-31  
**Subdivision:** GREENBRIAR ADDITION-BENBROOK  
**Neighborhood Code:** 4A300B

**Latitude:** 32.6718601527  
**Longitude:** -97.4375617152  
**TAD Map:** 2018-364  
**MAPSCO:** TAR-088N



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 9 Lot 31

**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:** 1983

**Personal Property Account:** N/A

**Agent:** OCONNOR & ASSOCIATES (00436)

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

**Site Number:** 01108689

**Site Name:** GREENBRIAR ADDITION-BENBROOK-9-31

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,590

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 13,360

**Land Acres<sup>\*</sup>:** 0.3067

**Pool:** Y

<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:**

WYATT LISA N

**Primary Owner Address:**

1125 MELVIN DR  
BENBROOK, TX 76126

**Deed Date:** 8/1/2008

**Deed Volume:**

**Deed Page:**

**Instrument:** M208008046

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WOLFE LISA N	9/16/1999	00140630000207	0014063	0000207
WOLFE LISA N;WOLFE WILLIAM B	3/15/1990	00098720002391	0009872	0002391
STITLE MARK D;STITLE TERRI LEA	6/1/1983	00075210000065	0007521	0000065
TEXAS COMMERCE BANK OF FW	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	\$199,371	\$50,000	\$249,371	\$249,371
2024	\$219,109	\$50,000	\$269,109	\$269,109
2023	\$252,479	\$35,000	\$287,479	\$257,521
2022	\$217,643	\$35,000	\$252,643	\$234,110
2021	\$190,216	\$35,000	\$225,216	\$212,827
2020	\$167,900	\$35,000	\$202,900	\$193,479

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.