

Tarrant Appraisal District

Property Information | PDF Account Number: 01784528

 Address:
 1040 BENTON AVE
 Latitude:
 32.7318869707

 City:
 FORT WORTH
 Longitude:
 -97.2420303444

Georeference: 26200--14E

Subdivision: MILNER & COOK ADDITION

Neighborhood Code: 1H040J

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

PROPERTY DATA

Legal Description: MILNER & COOK ADDITION Lot

14E

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)

TARRANT REGIONAL WATER DISTRICT (223)

TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)

FORT WORTH ISD (905)

State Code: A Year Built: 1950

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025 Notice Value: \$163.810

Protest Deadline Date: 5/24/2024

Site Number: 01784528

TAD Map: 2078-384 **MAPSCO:** TAR-079K

Site Name: MILNER & COOK ADDITION-14E Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 688
Percent Complete: 100%

Land Sqft*: 12,155 Land Acres*: 0.2790

Pool: N

+++ Rounded.

OWNER INFORMATION

Current Owner: COX AMANDA

Primary Owner Address: 1040 BENTON AVE FORT WORTH, TX 76112

Deed Date: 3/21/2022

Deed Volume: Deed Page:

Instrument: D222073955

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^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

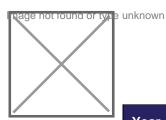


Previous Owners	Date	Instrument	Deed Volume	Deed Page
ARREDONDO DELIA;ARREDONDO HECTOR PINA	3/1/2014	00000000000000	0000000	0000000
PEREZ ELITE HOLDING LLC (***DO NOT USE - INACTIVE***)	10/4/2013	D213262165	0000000	0000000
CHAVEZ AMANDA REED;CHAVEZ FIDEL	8/20/2013	D213244880	0000000	0000000
EMERALD DOLPHIN ENTERPRISES	2/13/2013	D213244878	0000000	0000000
SAUNDERS CHARLIE	12/15/2003	D203462112	0000000	0000000
EMERALD DOLPHIN ENTERPRISE IN	6/24/2003	00168820000010	0016882	0000010
ENGLAND GWEN	6/5/2003	00168820000008	0016882	0000008
SCHETTER GERALD A	5/28/1992	00106580000319	0010658	0000319
SECRETARY OF HUD	11/14/1991	00104510001942	0010451	0001942
CRAM MORTGAGE SERVICE INC	11/5/1991	00104400002246	0010440	0002246
MONTES INDALECIO; MONTES PATRICI	3/10/1988	00092130000346	0009213	0000346
KING INVESTMENT	2/23/1987	00088520000021	0008852	0000021
CLAMPITT P WALTON; CLAMPITT PATTI	9/18/1986	00086900000538	0008690	0000538
NEWMAN MARK	10/11/1985	00083400000425	0008340	0000425
HURTTLE B QUIRE	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. <u>Tarrant County Tax Office Account Information</u>.

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Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$131,655	\$32,155	\$163,810	\$163,810
2024	\$131,655	\$32,155	\$163,810	\$156,954
2023	\$110,530	\$32,155	\$142,685	\$142,685
2022	\$44,241	\$5,000	\$49,241	\$49,241
2021	\$38,726	\$5,000	\$43,726	\$43,726
2020	\$29,800	\$5,000	\$34,800	\$34,800

Pending indicates that the property record has not yet been completed for the indicated tax year.

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.

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.