



**Address:** [1040 BENTON AVE](#)  
**City:** FORT WORTH  
**Georeference:** 26200--14E  
**Subdivision:** MILNER & COOK ADDITION  
**Neighborhood Code:** 1H040J

**Latitude:** 32.7318869707  
**Longitude:** -97.2420303444  
**TAD Map:** 2078-384  
**MAPSCO:** TAR-079K



Google Map or type unknown

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

**Site Name:** MILNER & COOK ADDITION-14E

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 688

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 12,155

**Land Acres<sup>\*</sup>:** 0.2790

**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:**

COX AMANDA

**Primary Owner Address:**

1040 BENTON AVE  
FORT WORTH, TX 76112

**Deed Date:** 3/21/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222073955](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ARREDONDO DELIA;ARREDONDO HECTOR PINA	3/1/2014	000000000000000	0000000	0000000
PEREZ ELITE HOLDING LLC (**DO NOT USE - INACTIVE**)	10/4/2013	<a href="#">D213262165</a>	0000000	0000000
CHAVEZ AMANDA REED;CHAVEZ FIDEL	8/20/2013	<a href="#">D213244880</a>	0000000	0000000
EMERALD DOLPHIN ENTERPRISES	2/13/2013	<a href="#">D213244878</a>	0000000	0000000
SAUNDERS CHARLIE	12/15/2003	<a href="#">D203462112</a>	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
HURTLE B QUIRE	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	\$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.

+ 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.