



Address: [1009 SHADY RIVER CT N](#)
City: BENBROOK
Georeference: 38085-1-9
Subdivision: SHADY RIVER ESTATES ADDITION
Neighborhood Code: 4A300A

Latitude: 32.6751986583
Longitude: -97.434711253
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: SHADY RIVER ESTATES
ADDITION Block 1 Lot 9

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: 1985
Personal Property Account: N/A
Agent: OWNWELL INC (12140)
Protest Deadline Date: 5/24/2024

Site Number: 02725614
Site Name: SHADY RIVER ESTATES ADDITION-1-9
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,451
Percent Complete: 100%
Land Sqft^{*}: 44,274
Land Acres^{*}: 1.0163
Pool: N

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

OWNER INFORMATION

Current Owner:
MEGER FAMILY TRUST
Primary Owner Address:
1009 SHADY RIVER CT N
BENBROOK, TX 76126-2900
Deed Date: 1/22/2020
Deed Volume:
Deed Page:
Instrument: [D220019195](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MEGER CHERYL;MEGER WALTER J	6/20/1985	00082190000025	0008219	0000025
USP BUILDERS INC	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 ⁺
2025	\$330,910	\$43,197	\$374,107	\$374,107
2024	\$375,803	\$43,197	\$419,000	\$419,000
2023	\$395,340	\$43,197	\$438,537	\$408,592
2022	\$328,250	\$43,197	\$371,447	\$371,447
2021	\$330,897	\$43,197	\$374,094	\$374,094
2020	\$333,544	\$43,197	\$376,741	\$358,156

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.