



Address: [1017 SHADY RIVER CT N](#)
City: BENBROOK
Georeference: 38085-1-11
Subdivision: SHADY RIVER ESTATES ADDITION
Neighborhood Code: 4A300A

Latitude: 32.6743617733
Longitude: -97.4348307674
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 11

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: None

Protest Deadline Date: 5/24/2024

Site Number: 02725630

Site Name: SHADY RIVER ESTATES ADDITION-1-11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,285

Percent Complete: 100%

Land Sqft^{*}: 48,216

Land Acres^{*}: 1.1068

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:

JOHNSON EDWIN WAYNE

Primary Owner Address:

1017 SHADY RIVER CT N
BENBROOK, TX 76126-2900

Deed Date: 8/24/1989

Deed Volume: 0009682

Deed Page: 0001286

Instrument: 00096820001286

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JOHNSON EDWIN W;JOHNSON MARTHA	1/9/1985	00080540002060	0008054	0002060
USP BUILDERS INC	12/31/1900	0000000000000000	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	\$379,272	\$47,043	\$426,315	\$426,315
2024	\$379,272	\$47,043	\$426,315	\$426,315
2023	\$382,381	\$47,043	\$429,424	\$401,924
2022	\$318,342	\$47,043	\$365,385	\$365,385
2021	\$320,910	\$47,043	\$367,953	\$367,953
2020	\$323,476	\$47,043	\$370,519	\$370,519

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.