



**Address:** [1109 SHADY RIVER CT S](#)  
**City:** BENBROOK  
**Georeference:** 38085-1-14  
**Subdivision:** SHADY RIVER ESTATES ADDITION  
**Neighborhood Code:** 4A300A

**Latitude:** 32.6722712959  
**Longitude:** -97.4352453943  
**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 14

**Jurisdictions:**

CITY OF BENBROOK (003)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
FORT WORTH ISD (905)

**State Code:** C1

**Year Built:** 0

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 02725681

**Site Name:** SHADY RIVER ESTATES ADDITION-1-14

**Site Class:** C1 - Residential - Vacant Land

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 0

**Percent Complete:** 0%

**Land Sqft<sup>\*</sup>:** 52,496

**Land Acres<sup>\*</sup>:** 1.2051

**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:**

BENBROOK WATER AUTHORITY

**Primary Owner Address:**

PO BOX 26929  
BENBROOK, TX 76126-0929

**Deed Date:** 5/25/2005

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** 000000000000000

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BENBROOK WATER & SEWER AUTH	11/12/1991	00104470001524	0010447	0001524
KING MARK	2/2/1989	00095180000056	0009518	0000056
T GRAHAM INC	11/6/1985	00014670000000	0001467	0000000
SMITH BILLY JOE	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	\$0	\$15,064	\$15,064	\$15,064
2024	\$0	\$15,064	\$15,064	\$15,064
2023	\$0	\$15,064	\$15,064	\$15,064
2022	\$0	\$15,064	\$15,064	\$15,064
2021	\$0	\$15,064	\$15,064	\$15,064
2020	\$0	\$15,064	\$15,064	\$15,064

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

- PUBLIC PROPERTY 11.11

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.