



Address: [1204 TIMBERCREEK RD](#)
City: BENBROOK
Georeference: 42170-1-9
Subdivision: TIMBER CREEK ADDITION
Neighborhood Code: 4A300G

Latitude: 32.6735772609
Longitude: -97.4494994369
TAD Map: 2012-364
MAPSCO: TAR-087R



Google Map or type unknown

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

PROPERTY DATA

Legal Description: TIMBER CREEK 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: 1975

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 03136477

Site Name: TIMBER CREEK ADDITION-1-9

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,770

Percent Complete: 100%

Land Sqft^{*}: 9,000

Land Acres^{*}: 0.2066

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:

GHAZIKHANIAN MEDIK
TAYMOURIAN AYDIK
ASSATOURIAN ANAHID

Primary Owner Address:

1550 SUNSHINE DR
GLENDALE, CA 91208

Deed Date: 12/29/2017

Deed Volume:

Deed Page:

Instrument: [D218011275](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
ASSATOURIAN ANAHID;GHAZIKHANIAN MEDIK;TAYMOURIAN AYDIK;TAYMOURIAN VACHIK	6/21/2017	2017-PR01454-2		
GAITHER MARY EST	10/6/2015	142-15-144440		
GAITHER T E EST	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 ⁺
2025	\$255,291	\$41,320	\$296,611	\$296,611
2024	\$255,291	\$41,320	\$296,611	\$296,611
2023	\$267,336	\$35,000	\$302,336	\$302,336
2022	\$210,590	\$35,000	\$245,590	\$245,590
2021	\$197,149	\$35,000	\$232,149	\$232,149
2020	\$156,452	\$35,000	\$191,452	\$191,452

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

There are no exemptions for this property

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.