



Address: [1308 TIMBERCREEK RD](#)
City: BENBROOK
Georeference: 42170-1-18
Subdivision: TIMBER CREEK ADDITION
Neighborhood Code: 4A300G

Latitude: 32.6735848196
Longitude: -97.4473162121
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 18

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: 1976

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 03136574

Site Name: TIMBER CREEK ADDITION-1-18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,718

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:

MINNICH RICHARD A

Primary Owner Address:

106 OAKLEAF DR
WEATHERFORD, TX 76087

Deed Date: 10/7/2016

Deed Volume:

Deed Page:

Instrument: [D216239588](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ETHRIDGE CALEB T	1/12/2012	D212010829	0000000	0000000
FEDERAL NATIONAL MORT ASSOC	8/2/2011	D211195486	0000000	0000000
WILLIS GREGORY ALLEN	11/15/2005	D205356817	0000000	0000000
CHILCUTT ANGELA K;CHILCUTT DAVID	9/25/2001	00151670000260	0015167	0000260
HARRIS BRENTIE FRANCIS	10/16/1989	00097430001122	0009743	0001122
HARRIS DANNY G	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	\$246,802	\$41,320	\$288,122	\$288,122
2024	\$246,802	\$41,320	\$288,122	\$288,122
2023	\$258,377	\$35,000	\$293,377	\$293,377
2022	\$185,000	\$35,000	\$220,000	\$220,000
2021	\$149,000	\$35,000	\$184,000	\$184,000
2020	\$149,514	\$34,486	\$184,000	\$184,000

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.