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Address: [1316 TIMBERCREEK RD](#)
City: BENBROOK
Georeference: 42170-1-20
Subdivision: TIMBER CREEK ADDITION
Neighborhood Code: 4A300G

Latitude: 32.6735848837
Longitude: -97.4468208258
TAD Map: 2012-364
MAPSCO: TAR-087R



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

PROPERTY DATA

Legal Description: TIMBER CREEK ADDITION
Block 1 Lot 20
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
Notice Sent Date: 4/15/2025
Notice Value: \$307,233
Protest Deadline Date: 5/24/2024

Site Number: 03136590
Site Name: TIMBER CREEK ADDITION-1-20
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,811
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:
THOMASON WILLIAM D
THOMASON DEANN
Primary Owner Address:
1316 TIMBERCREEK RD
FORT WORTH, TX 76126-3841

Deed Date: 10/25/1999
Deed Volume: 0014089
Deed Page: 0000438
Instrument: 00140890000438

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HSU WM T P	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	\$265,913	\$41,320	\$307,233	\$307,233
2024	\$265,913	\$41,320	\$307,233	\$290,005
2023	\$278,422	\$35,000	\$313,422	\$263,641
2022	\$219,395	\$35,000	\$254,395	\$239,674
2021	\$205,405	\$35,000	\$240,405	\$217,885
2020	\$163,077	\$35,000	\$198,077	\$198,077

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.