



Address: [1449 TIMBERLINE DR](#)
City: BENBROOK
Georeference: 42170-7-9
Subdivision: TIMBER CREEK ADDITION
Neighborhood Code: 4A300G

Latitude: 32.6762056756
Longitude: -97.445228276
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 7 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
Notice Sent Date: 4/15/2025
Notice Value: \$284,334
Protest Deadline Date: 5/24/2024

Site Number: 03137562
Site Name: TIMBER CREEK ADDITION-7-9
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,570
Percent Complete: 100%
Land Sqft^{*}: 9,450
Land Acres^{*}: 0.2169
Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
FRAZIOR FREDDIE M
Primary Owner Address:
1449 TIMBERLINE DR
BENBROOK, TX 76126-3844

Deed Date: 8/28/2011
Deed Volume: 0000000
Deed Page: 0000000
Instrument: 000000000000000

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FRAZIOR;FRAZIOR JON MICHAEL EST	12/31/1900	D181044550	0007169	0001154



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	\$240,954	\$43,380	\$284,334	\$284,334
2024	\$240,954	\$43,380	\$284,334	\$275,528
2023	\$251,128	\$35,000	\$286,128	\$250,480
2022	\$198,536	\$35,000	\$233,536	\$227,709
2021	\$187,306	\$35,000	\$222,306	\$207,008
2020	\$153,189	\$35,000	\$188,189	\$188,189

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.