



**Address:** [1400 TIMBERLINE DR](#)  
**City:** BENBROOK  
**Georeference:** 42170-8-1  
**Subdivision:** TIMBER CREEK ADDITION  
**Neighborhood Code:** 4A300G

**Latitude:** 32.6740061169  
**Longitude:** -97.4457430185  
**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 8 Lot 1

**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:** 1974

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$295,823

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

**Site Number:** 03137848

**Site Name:** TIMBER CREEK ADDITION-8-1

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,765

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,000

**Land Acres<sup>\*</sup>:** 0.2066

**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:**

JANSONE AIJA  
DUELM BRENT

**Primary Owner Address:**

1400 TIMBERLINE DR  
BENBROOK, TX 76126-3821

**Deed Date:** 3/16/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218056661](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TAPP BRANDON;TAPP CHERYL	8/23/2013	<a href="#">D213227133</a>	0000000	0000000
FRENCH RICHARD W;FRENCH VICTORIA F	11/9/2006	<a href="#">D206353735</a>	0000000	0000000
FRENCH RICHARD W	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 <sup>+</sup>
2025	\$237,831	\$41,320	\$279,151	\$279,151
2024	\$254,503	\$41,320	\$295,823	\$268,648
2023	\$266,495	\$35,000	\$301,495	\$244,225
2022	\$210,014	\$35,000	\$245,014	\$222,023
2021	\$185,014	\$35,000	\$220,014	\$201,839
2020	\$148,490	\$35,000	\$183,490	\$183,490

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.