



Address: [1401 HIGH RIDGE RD](#)
City: BENBROOK
Georeference: 42170-8-21
Subdivision: TIMBER CREEK ADDITION
Neighborhood Code: 4A300G

Latitude: 32.6740066197
Longitude: -97.4453489436
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 21

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: OOWNWELL INC (12140)

Notice Sent Date: 4/15/2025

Notice Value: \$311,480

Protest Deadline Date: 5/24/2024

Site Number: 03138062

Site Name: TIMBER CREEK ADDITION-8-21

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,662

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:

KNEER WILLIAM C IV
KNEER MARIAH ELIZABETH

Primary Owner Address:

1401 HIGH RIDGE RD
FORT WORTH, TX 76126

Deed Date: 5/5/2021

Deed Volume:

Deed Page:

Instrument: [D221128695](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CARPENTER CHRISTI;CARPENTER JOSEPH	9/25/2014	D214213441		
AARON CHRISTOPHER L	8/17/2010	D210207882	0000000	0000000
CASEY CLAIRE E;CASEY JOHN W	10/30/2000	00145940000261	0014594	0000261
TANNER CYNTHIA;TANNER MATTHEW	1/14/1987	00088180000526	0008818	0000526
GRESKLES JACK L	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	\$213,525	\$41,320	\$254,845	\$254,845
2024	\$270,160	\$41,320	\$311,480	\$307,340
2023	\$259,148	\$35,000	\$294,148	\$279,400
2022	\$219,000	\$35,000	\$254,000	\$254,000
2021	\$155,000	\$35,000	\$190,000	\$190,000
2020	\$155,000	\$35,000	\$190,000	\$190,000

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

- 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.