



**Address:** [1513 HIGH RIDGE RD](#)  
**City:** BENBROOK  
**Georeference:** 42170-10-12  
**Subdivision:** TIMBER CREEK ADDITION  
**Neighborhood Code:** 4A300G

**Latitude:** 32.6763505864  
**Longitude:** -97.4437637034  
**TAD Map:** 2012-364  
**MAPSCO:** TAR-087M



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 10 Lot 12

**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:** \$284,948

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

**Site Number:** 03138305

**Site Name:** TIMBER CREEK ADDITION-10-12

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,710

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,360

**Land Acres<sup>\*</sup>:** 0.2148

**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:**

LIMBRICK MELVIN J JR

**Primary Owner Address:**

1513 HIGH RIDGE RD  
BENBROOK, TX 76126-3807

**Deed Date:** 8/4/2006

**Deed Volume:** 00000000

**Deed Page:** 00000000

**Instrument:** [D206246292](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BURNS ELISA KAY DUNAVANT	8/5/2002	00158730000256	0015873	0000256
DUNAVANT JANE N	7/27/1999	00139330000062	0013933	0000062
PERRIN DOUGLAS R	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 <sup>+</sup>
2025	\$241,968	\$42,980	\$284,948	\$284,948
2024	\$241,968	\$42,980	\$284,948	\$268,645
2023	\$253,366	\$35,000	\$288,366	\$244,223
2022	\$199,693	\$35,000	\$234,693	\$222,021
2021	\$186,981	\$35,000	\$221,981	\$201,837
2020	\$148,488	\$35,000	\$183,488	\$183,488

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.