



**Address:** [1609 HIGH RIDGE RD](#)  
**City:** BENBROOK  
**Georeference:** 42170-10-17  
**Subdivision:** TIMBER CREEK ADDITION  
**Neighborhood Code:** 4A300G

**Latitude:** 32.6766234088  
**Longitude:** -97.442583547  
**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 17

**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:** \$257,573

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

**Site Number:** 03138364

**Site Name:** TIMBER CREEK ADDITION-10-17

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,580

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,532

**Land Acres<sup>\*</sup>:** 0.1958

**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:**

DAVIS PHILIP

**Primary Owner Address:**

1609 HIGH RIDGE RD  
BENBROOK, TX 76126

**Deed Date:** 1/14/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222015535](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TURNER BARBARA;TURNER RALPH J	10/31/1994	00117800001788	0011780	0001788
ADMINISTRATOR VETERAN AFFAIRS	5/13/1994	00115840000777	0011584	0000777
COLONIAL SAVINGS F A	5/3/1994	00115790001245	0011579	0001245
RONALDER CONSTAN;RONALDER PATRICK	10/15/1988	00094220001300	0009422	0001300
HENRICH MARIAN;HENRICH TODD	7/9/1985	00082840001155	0008284	0001155
WINSTON COLEY	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	\$218,393	\$39,180	\$257,573	\$257,573
2024	\$218,393	\$39,180	\$257,573	\$245,137
2023	\$187,852	\$35,000	\$222,852	\$222,852
2022	\$175,000	\$35,000	\$210,000	\$210,000
2021	\$168,910	\$35,000	\$203,910	\$203,910
2020	\$134,287	\$35,000	\$169,287	\$169,287

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.