



Address: [1617 HIGH RIDGE RD](#)
City: BENBROOK
Georeference: 42170-10-19
Subdivision: TIMBER CREEK ADDITION
Neighborhood Code: 4A300G

Latitude: 32.6768564111
Longitude: -97.442239828
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 19

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: THE GALLAGHER FIRM PLLC (11961)

Protest Deadline Date: 5/24/2024

Site Number: 03138380

Site Name: TIMBER CREEK ADDITION-10-19

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,565

Percent Complete: 100%

Land Sqft^{*}: 9,600

Land Acres^{*}: 0.2203

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:

FLINN STEPHANIE

FLINN KEVIN

Primary Owner Address:

1617 HIGH RIDGE RD
BENBROOK, TX 76126-2905

Deed Date: 9/25/2020

Deed Volume:

Deed Page:

Instrument: [D220246526](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
METCALFE RICHARD	7/15/2005	D205206420	0000000	0000000
BAKER SUSAN E	9/29/2003	D203368219	0000000	0000000
SARSGARD SOPHIA B	2/20/1996	00122870001613	0012287	0001613
TRUITT BART G;TRUITT LINDA G	6/26/1990	00099700001573	0009970	0001573
FLY MARY C;FLY ROY JR	6/15/1987	00090360002036	0009036	0002036
HOWELL RICKEY N	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	\$175,920	\$44,080	\$220,000	\$220,000
2024	\$175,920	\$44,080	\$220,000	\$220,000
2023	\$209,000	\$35,000	\$244,000	\$234,673
2022	\$178,339	\$35,000	\$213,339	\$213,339
2021	\$167,091	\$35,000	\$202,091	\$202,091
2020	\$133,005	\$35,000	\$168,005	\$168,005

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.