



**Address:** [1721 EDGE HILL RD](#)  
**City:** BENBROOK  
**Georeference:** 42170-14-25  
**Subdivision:** TIMBER CREEK ADDITION  
**Neighborhood Code:** 4A300G

**Latitude:** 32.6765251736  
**Longitude:** -97.439573716  
**TAD Map:** 2018-364  
**MAPSCO:** TAR-088J



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 14 Lot 25

**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:** 1978  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$261,851  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 03139697  
**Site Name:** TIMBER CREEK ADDITION-14-25  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,544  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 9,374  
**Land Acres<sup>\*</sup>:** 0.2151  
**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:**  
GROSS PHILIP  
GROSS MINA  
**Primary Owner Address:**  
1721 EDGE HILL RD  
BENBROOK, TX 76126-2903

**Deed Date:** 4/4/1986  
**Deed Volume:** 0008508  
**Deed Page:** 0001688  
**Instrument:** 00085080001688

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RICHARD E YEARGIN	12/31/1900	0000000000000000	0000000	0000000



## VALUES

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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	\$218,811	\$43,040	\$261,851	\$261,851
2024	\$218,811	\$43,040	\$261,851	\$241,140
2023	\$229,036	\$35,000	\$264,036	\$219,218
2022	\$180,649	\$35,000	\$215,649	\$199,289
2021	\$169,170	\$35,000	\$204,170	\$181,172
2020	\$134,486	\$35,000	\$169,486	\$164,702

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

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- 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.