



Address: [1817 TIMBERLINE DR](#)
City: BENBROOK
Georeference: 42170-16-13
Subdivision: TIMBER CREEK ADDITION
Neighborhood Code: 4A300G

Latitude: 32.6777743988
Longitude: -97.437983825
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 16 Lot 13

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: 1977

Personal Property Account: N/A

Agent: OCONNOR & ASSOCIATES (00436)

Protest Deadline Date: 5/24/2024

Site Number: 03140334

Site Name: TIMBER CREEK ADDITION-16-13

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,883

Percent Complete: 100%

Land Sqft^{*}: 10,200

Land Acres^{*}: 0.2341

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:

STEPHAN JAMES ROBERT
STEPHAN MELINDA KAREN

Primary Owner Address:

1817 TIMBERLINE DR
BENBROOK, TX 76126

Deed Date: 8/20/2020

Deed Volume:

Deed Page:

Instrument: [D220208528](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WOODS JAMES R	11/27/2012	D212292349	0000000	0000000
SCHROEDER RALPH E	2/12/2009	D209041654	0000000	0000000
SCHROEDER RALPH E	3/11/1988	00092140001660	0009214	0001660
GILBERT JOHN R	12/31/1900	0000000000000000	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	\$218,226	\$44,498	\$262,724	\$262,724
2024	\$234,614	\$44,498	\$279,112	\$279,112
2023	\$266,750	\$33,250	\$300,000	\$267,093
2022	\$209,562	\$33,250	\$242,812	\$242,812
2021	\$201,652	\$33,250	\$234,902	\$234,902
2020	\$167,371	\$33,250	\$200,621	\$196,371

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.