



Tarrant Appraisal District Property Information | PDF Account Number: 03140512

Address: 945 TIMBERLINE DR

City: BENBROOK Georeference: 42170-16-30 Subdivision: TIMBER CREEK ADDITION Neighborhood Code: 4A300G

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This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: TIMBER CREEK ADDITION Block 16 Lot 30 Jurisdictions: CITY OF BENBROOK (003) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) 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: \$277,409 Protest Deadline Date: 5/24/2024 Latitude: 32.6754093512 Longitude: -97.4392266434 TAD Map: 2018-364 MAPSCO: TAR-088N



Site Number: 03140512 Site Name: TIMBER CREEK ADDITION-16-30 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size⁺⁺⁺: 1,616 Percent Complete: 100% Land Sqft^{*}: 10,800 Land Acres^{*}: 0.2479 Pool: N

+++ Rounded.

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

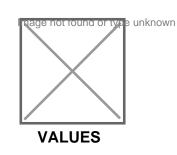
Current Owner:

SMITH JAMES SMITH JOLEANE

Primary Owner Address: 945 S TIMBERLINE DR BENBROOK, TX 76126-3963

Deed Date: 10/5/1988 Deed Volume: 0009404 Deed Page: 0002285 Instrument: 00094040002285

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|------------------|------------|---|-------------|-----------|
| MERRYMAN JAMES R | 12/31/1900 | 000000000000000000000000000000000000000 | 000000 | 0000000 |



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. <u>Tarrant County Tax Office Account Information</u>.

| Year | Improvement Market | Land Market | Total Market | Total Appraised* |
|------|--------------------|-------------|--------------|------------------|
| 2025 | \$227,829 | \$49,580 | \$277,409 | \$273,900 |
| 2024 | \$227,829 | \$49,580 | \$277,409 | \$249,000 |
| 2023 | \$238,472 | \$35,000 | \$273,472 | \$226,364 |
| 2022 | \$188,101 | \$35,000 | \$223,101 | \$205,785 |
| 2021 | \$176,150 | \$35,000 | \$211,150 | \$187,077 |
| 2020 | \$140,042 | \$35,000 | \$175,042 | \$170,070 |

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)
- DISABLED VET 70 to 99 PCT 11.22

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.