



Address: [1712 TIMBERCREEK RD](#)
City: BENBROOK
Georeference: 42170-17-3
Subdivision: TIMBER CREEK ADDITION
Neighborhood Code: 4A300G

Latitude: 32.6735799918
Longitude: -97.4395664103
TAD Map: 2018-364
MAPSCO: TAR-088N



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 17 Lot 3

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: None

Notice Sent Date: 4/15/2025

Notice Value: \$298,629

Protest Deadline Date: 5/24/2024

Site Number: 03140644

Site Name: TIMBER CREEK ADDITION-17-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,610

Percent Complete: 100%

Land Sqft^{*}: 14,329

Land Acres^{*}: 0.3289

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

CHEATHAM LARRY R
CHEATHAM SHARON

Primary Owner Address:

1712 TIMBERCREEK RD
FORT WORTH, TX 76126-3916

Deed Date: 8/10/2001

Deed Volume: 0015152

Deed Page: 0000131

Instrument: 00151520000131

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHEATHAM LARRY ROSS	8/9/2001	00151520000147	0015152	0000147
CHEATHAM GAYLYNN;CHEATHAM LARRY R	12/31/1900	000000000000000	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	\$244,684	\$53,945	\$298,629	\$298,629
2024	\$244,684	\$53,945	\$298,629	\$275,564
2023	\$255,192	\$35,000	\$290,192	\$250,513
2022	\$200,561	\$35,000	\$235,561	\$227,739
2021	\$188,796	\$35,000	\$223,796	\$207,035
2020	\$153,214	\$35,000	\$188,214	\$188,214

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.