

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 03140962

Address: 901 WILLOW WAY

City: BENBROOK

Georeference: 42170-17-28

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 17 Lot 28

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

Protest Deadline Date: 5/24/2024

Site Number: 03140962

Latitude: 32.6761404673

**TAD Map:** 2018-364 **MAPSCO:** TAR-088N

Longitude: -97.4364001449

**Site Name:** TIMBER CREEK ADDITION-17-28 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,680
Percent Complete: 100%

Land Sqft\*: 13,485 Land Acres\*: 0.3095

Pool: N

+++ Rounded.

## **OWNER INFORMATION**

**Current Owner:** 

URBAR EDGAR IVAN LLAMAS

**Primary Owner Address:** 

901 WILLOW WAY BENBROOK, TX 76126 **Deed Date:** 2/18/2022

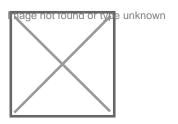
Deed Volume: Deed Page:

Instrument: D222046205

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GILES JEANNE	8/25/2016	D220185623		
WESTROM JAMES STANLEY	12/31/1900	00000000000000	0000000	0000000

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



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

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$264,967	\$45,033	\$310,000	\$310,000
2024	\$264,967	\$45,033	\$310,000	\$310,000
2023	\$308,049	\$29,750	\$337,799	\$337,799
2022	\$241,964	\$29,750	\$271,714	\$271,714
2021	\$185,341	\$29,750	\$215,091	\$215,091
2020	\$147,250	\$29,750	\$177,000	\$177,000

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.