



Address: [901 WILLOW WAY](#)
City: BENBROOK
Georeference: 42170-17-28
Subdivision: TIMBER CREEK ADDITION
Neighborhood Code: 4A300G

Latitude: 32.6761404673
Longitude: -97.4364001449
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 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
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.

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

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	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	\$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.

+ 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.