



Address: [1825 TIMBERCREEK RD](#)
City: BENBROOK
Georeference: 42170-17-31
Subdivision: TIMBER CREEK ADDITION
Neighborhood Code: 4A300G

Latitude: 32.6759557335
Longitude: -97.4372052348
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 31

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: 1983
Personal Property Account: N/A
Agent: THE RAY TAX GROUP LLC (01008)
Protest Deadline Date: 5/24/2024

Site Number: 03140997
Site Name: TIMBER CREEK ADDITION-17-31
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,656
Percent Complete: 100%
Land Sqft^{*}: 12,087
Land Acres^{*}: 0.2774
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:
MELLENDORF DAVID K
Primary Owner Address:
1825 TIMBERCREEK RD
BENBROOK, TX 76126-3917

Deed Date: 10/15/1985
Deed Volume: 0008399
Deed Page: 0000088
Instrument: 00083990000088

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PYEATT LEE ANN;PYEATT TOMMY R	6/29/1983	00075450001730	0007545	0001730
SQUYRES BLDG CORP	12/31/1900	00000000000000	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	\$167,607	\$48,806	\$216,413	\$216,413
2024	\$213,449	\$48,806	\$262,255	\$262,255
2023	\$226,750	\$33,250	\$260,000	\$260,000
2022	\$198,977	\$33,250	\$232,227	\$199,477
2021	\$148,093	\$33,250	\$181,343	\$181,343
2020	\$148,093	\$33,250	\$181,343	\$178,925

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

There are no exemptions for this property

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.