



**Address:** [1737 TIMBERCREEK RD](#)  
**City:** BENBROOK  
**Georeference:** 42170-17-39  
**Subdivision:** TIMBER CREEK ADDITION  
**Neighborhood Code:** 4A300G

**Latitude:** 32.6750616334  
**Longitude:** -97.4389931514  
**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 39

**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:** OCONNOR & ASSOCIATES (00436)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$275,059

**Protest Deadline Date:** 5/24/2024

**Site Number:** 03141071

**Site Name:** TIMBER CREEK ADDITION-17-39

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,716

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,016

**Land Acres<sup>\*</sup>:** 0.2528

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

AYERS ROBERT  
AYERS CYNTHIA

**Primary Owner Address:**

1737 TIMBERCREEK RD  
BENBROOK, TX 76126-3915

**Deed Date:** 5/13/1991

**Deed Volume:** 0010263

**Deed Page:** 0000218

**Instrument:** 00102630000218

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCNEIL MARK A;MCNEIL NANCY C	8/6/1987	00090350000837	0009035	0000837
GARVER WILLIAM R	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 <sup>+</sup>
2025	\$197,408	\$50,145	\$247,553	\$247,553
2024	\$224,914	\$50,145	\$275,059	\$234,256
2023	\$257,000	\$35,000	\$292,000	\$212,960
2022	\$192,226	\$35,000	\$227,226	\$193,600
2021	\$175,000	\$35,000	\$210,000	\$176,000
2020	\$125,000	\$35,000	\$160,000	\$160,000

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.