



Address: [1824 SPRUCE LN](#)
City: BENBROOK
Georeference: 42170-19-10
Subdivision: TIMBER CREEK ADDITION
Neighborhood Code: 4A300G

Latitude: 32.6744214801
Longitude: -97.4373374909
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 19 Lot 10

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: 1978
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$308,876
Protest Deadline Date: 5/24/2024

Site Number: 03141519
Site Name: TIMBER CREEK ADDITION-19-10
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,760
Percent Complete: 100%
Land Sqft^{*}: 10,530
Land Acres^{*}: 0.2417
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:
LEHRKINDER V R
Primary Owner Address:
1824 SPRUCE LN
FORT WORTH, TX 76126-3910

Deed Date: 2/8/1983
Deed Volume: 0007453
Deed Page: 0001701
Instrument: 00074530001701

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JOHN P O'BRIAN	2/1/1983	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	\$260,536	\$48,340	\$308,876	\$308,876
2024	\$260,536	\$48,340	\$308,876	\$285,292
2023	\$272,735	\$35,000	\$307,735	\$259,356
2022	\$214,972	\$35,000	\$249,972	\$235,778
2021	\$201,264	\$35,000	\$236,264	\$214,344
2020	\$159,858	\$35,000	\$194,858	\$194,858

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.