



Address: [1405 TIMBERCREST DR](#)
City: BENBROOK
Georeference: 42170-30-19
Subdivision: TIMBER CREEK ADDITION
Neighborhood Code: 4A300G

Latitude: 32.6798947438
Longitude: -97.4452398798
TAD Map: 2012-368
MAPSCO: TAR-087M



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 30 Lot 19

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: None

Notice Sent Date: 4/15/2025

Notice Value: \$225,237

Protest Deadline Date: 5/24/2024

Site Number: 03143449

Site Name: TIMBER CREEK ADDITION-30-19

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,457

Percent Complete: 100%

Land Sqft^{*}: 8,732

Land Acres^{*}: 0.2004

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:

ANDRUS MICHAEL

Primary Owner Address:

1405 TIMBERCREST DR
BENBROOK, TX 76126-2817

Deed Date: 8/1/2006

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D206241881](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SOWELL GARY WAYNE	11/26/2000	000000000000000	0000000	0000000
SOWELL CHARLO EST;SOWELL GARY W	3/28/1983	000747600000063	0007476	0000063
FORMBY YOUNGBLOOD BUILDERS	12/31/1900	000000000000000	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	\$185,137	\$40,100	\$225,237	\$199,687
2024	\$185,137	\$40,100	\$225,237	\$181,534
2023	\$194,923	\$35,000	\$229,923	\$165,031
2022	\$154,834	\$35,000	\$189,834	\$150,028
2021	\$145,891	\$35,000	\$180,891	\$136,389
2020	\$116,817	\$35,000	\$151,817	\$123,990

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.