



**Address:** [1901 THOUSAND OAKS DR](#)  
**City:** TARRANT COUNTY  
**Georeference:** 44680-2-1  
**Subdivision:** VILLAGE CREEK ESTATES ADDITION  
**Neighborhood Code:** 1A010C

**Latitude:** 32.5624726933  
**Longitude:** -97.2922856635  
**TAD Map:** 2060-324  
**MAPSCO:** TAR-120S



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

**PROPERTY DATA**

**Legal Description:** VILLAGE CREEK ESTATES  
ADDITION Block 2 Lot 1

**Jurisdictions:**  
TARRANT COUNTY (220)  
EMERGENCY SVCS DIST #1 (222)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
BURLESON ISD (922)

**State Code:** A  
**Year Built:** 1977  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$394,634  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 03271196  
**Site Name:** VILLAGE CREEK ESTATES ADDITION-2-1  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,599  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 34,500  
**Land Acres<sup>\*</sup>:** 0.7920  
**Pool:** Y

+++ Rounded.

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

**OWNER INFORMATION**

**Current Owner:**  
BENEDICT D RICK  
BENEDICT KATHRYN  
**Primary Owner Address:**  
1901 THOUSAND OAKS DR  
BURLESON, TX 76028-3227

**Deed Date:** 8/31/1995  
**Deed Volume:** 0012095  
**Deed Page:** 0000179  
**Instrument:** 00120950000179

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BRADLEY GREGORY S	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 <sup>+</sup>
2025	\$319,394	\$75,240	\$394,634	\$394,634
2024	\$319,394	\$75,240	\$394,634	\$392,011
2023	\$291,571	\$75,240	\$366,811	\$356,374
2022	\$276,456	\$47,520	\$323,976	\$323,976
2021	\$278,709	\$47,520	\$326,229	\$326,229
2020	\$254,601	\$47,520	\$302,121	\$302,121

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.