



Address: [1046 COTTONWOOD TR](#)
City: BENBROOK
Georeference: 42170-21-1A
Subdivision: TIMBER CREEK ADDITION
Neighborhood Code: A4R010M1

Latitude: 32.6746667814
Longitude: -97.4518152944
TAD Map: 2012-364
MAPSCO: TAR-087Q



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 21 Lot 1A

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: \$179,975

Protest Deadline Date: 5/24/2024

Site Number: 05129621

Site Name: TIMBER CREEK ADDITION-21-1A

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 986

Percent Complete: 100%

Land Sqft^{*}: 5,820

Land Acres^{*}: 0.1336

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:

NOWAK SCOTT

Primary Owner Address:

1046 COTTONWOOD TR
FORT WORTH, TX 76126-2733

Deed Date: 6/8/2001

Deed Volume: 0014942

Deed Page: 0000267

Instrument: 00149420000267

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ROBERTS JENNIFER M	2/24/2000	00142310000437	0014231	0000437
ELLIOTT SUSAN	5/3/1988	00092620002043	0009262	0002043
KEFFER ALLYNE;KEFFER CHARLES T	12/19/1983	00076960000908	0007696	0000908
YOUNGBLOOD BLDRS INC	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	\$164,975	\$15,000	\$179,975	\$157,199
2024	\$164,975	\$15,000	\$179,975	\$142,908
2023	\$166,350	\$15,000	\$181,350	\$129,916
2022	\$129,100	\$15,000	\$144,100	\$118,105
2021	\$92,694	\$15,000	\$107,694	\$107,368
2020	\$93,448	\$15,000	\$108,448	\$97,607

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.