



**Address:** [1044 COTTONWOOD TR](#)  
**City:** BENBROOK  
**Georeference:** 42170-21-1B  
**Subdivision:** TIMBER CREEK ADDITION  
**Neighborhood Code:** A4R010M1

**Latitude:** 32.6746986324  
**Longitude:** -97.4516749453  
**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 1B

**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

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

**Site Number:** 05129648

**Site Name:** TIMBER CREEK ADDITION-21-1B

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,002

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 4,797

**Land Acres<sup>\*</sup>:** 0.1101

**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:**

MEZA MARIO

MEZA DAVID

**Primary Owner Address:**

514 VALLEY TRAIL DR  
WEATHERFORD, TX 76087

**Deed Date:** 12/30/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222189000](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MARTINEZ LOUIS J	2/27/2004	<a href="#">D204065128</a>	0000000	0000000
CROSS SARAH L	9/25/2000	00145520000375	0014552	0000375
ZERTUCHE GREGORY	5/12/2000	00143450000467	0014345	0000467
BYERS MELISSA LEE	10/3/1984	00079940001731	0007994	0001731
DODGE PAULINE H	12/31/1900	00075910001846	0007591	0001846
YOUNGBLOOD BLDRS INC	12/30/1900	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	\$157,568	\$15,000	\$172,568	\$172,568
2024	\$157,568	\$15,000	\$172,568	\$172,568
2023	\$158,881	\$15,000	\$173,881	\$173,881
2022	\$121,135	\$15,000	\$136,135	\$136,135
2021	\$84,243	\$15,000	\$99,243	\$95,407
2020	\$84,928	\$15,000	\$99,928	\$86,734

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

There are no exemptions for this property

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.