



**Address:** [1042 COTTONWOOD TR](#)  
**City:** BENBROOK  
**Georeference:** 42170-21-9B  
**Subdivision:** TIMBER CREEK ADDITION  
**Neighborhood Code:** A4R010M1

**Latitude:** 32.6747368299  
**Longitude:** -97.4515588674  
**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 9B

**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:** 05129729

**Site Name:** TIMBER CREEK ADDITION-21-9B

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,114

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 3,412

**Land Acres<sup>\*</sup>:** 0.0783

**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:**

LINCECUM JANICE

**Primary Owner Address:**

8890 S F M ROAD 730  
AZLE, TX 76020

**Deed Date:** 11/17/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217270050](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CONNER CRAIG;CONNER TONYA	2/24/2010	<a href="#">D210041904</a>	0000000	0000000
NOWAK WENDY	8/29/2002	00159340000237	0015934	0000237
TRINKA LUELLA;TRINKA TOM	8/28/2002	00159340000236	0015934	0000236
TERRY JAMES W;TERRY WANDA J	10/5/1983	00076320002223	0007632	0002223
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 <sup>+</sup>
2025	\$168,314	\$15,000	\$183,314	\$183,314
2024	\$168,314	\$15,000	\$183,314	\$183,314
2023	\$169,716	\$15,000	\$184,716	\$184,716
2022	\$129,395	\$15,000	\$144,395	\$144,395
2021	\$89,988	\$15,000	\$104,988	\$104,988
2020	\$90,720	\$15,000	\$105,720	\$105,720

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.