



Address: [1004 COTTONWOOD TR](#)
City: BENBROOK
Georeference: 42170-22-12B
Subdivision: TIMBER CREEK ADDITION
Neighborhood Code: A4R010M1

Latitude: 32.6763732819
Longitude: -97.4499971664
TAD Map: 2012-364
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 22 Lot 12B

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: THE GALLAGHER FIRM PLLC (11961)

Protest Deadline Date: 5/24/2024

Site Number: 05129761
Site Name: TIMBER CREEK ADDITION-22-12B
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,260
Percent Complete: 100%
Land Sqft^{*}: 5,607
Land Acres^{*}: 0.1287
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:
TIMBERLAKE REALTY LLC

Primary Owner Address:
10104 ROLLING HILLS CT
BENBROOK, TX 76126

Deed Date: 5/17/2014
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D214126454](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
COUCH CARTER E;COUCH SHELLEY	1/16/2014	D214015771	0000000	0000000
LLOYD FRANCES J	8/13/1983	00076140000469	0007614	0000469
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	\$143,000	\$15,000	\$158,000	\$158,000
2024	\$183,017	\$15,000	\$198,017	\$198,017
2023	\$167,000	\$15,000	\$182,000	\$182,000
2022	\$140,700	\$15,000	\$155,700	\$155,700
2021	\$97,850	\$15,000	\$112,850	\$112,850
2020	\$98,645	\$15,000	\$113,645	\$113,645

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.