



**Address:** [1047 COTTONWOOD TR](#)  
**City:** BENBROOK  
**Georeference:** 42170-27-4A  
**Subdivision:** TIMBER CREEK ADDITION  
**Neighborhood Code:** A4R010M1

**Latitude:** 32.6743476781  
**Longitude:** -97.4510152883  
**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 27 Lot 4A

**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:** 1984

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$187,333

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

**Site Number:** 05129818

**Site Name:** TIMBER CREEK ADDITION-27-4A

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,404

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 4,719

**Land Acres<sup>\*</sup>:** 0.1083

**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:**

MENDEZ LIVING TRUST

**Primary Owner Address:**

102 S REMUDA ST  
FORT WORTH, TX 76108

**Deed Date:** 12/2/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224215278](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MENDEZ ANTONIO L;MENDEZ C MICHELE	9/24/2015	<a href="#">D215217653</a>		
VINSON MARK	10/10/1987	00091250001619	0009125	0001619
SCHLOSSER FRED F;SCHLOSSER JUDY	12/4/1984	00080270000051	0008027	0000051
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	\$103,396	\$12,750	\$116,146	\$116,146
2024	\$174,583	\$12,750	\$187,333	\$187,333
2023	\$198,895	\$12,750	\$211,645	\$211,645
2022	\$151,440	\$12,750	\$164,190	\$164,190
2021	\$105,736	\$12,750	\$118,486	\$118,486
2020	\$107,436	\$12,750	\$120,186	\$120,186

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.