



Address: [1043 COTTONWOOD TR](#)
City: BENBROOK
Georeference: 42170-27-5A
Subdivision: TIMBER CREEK ADDITION
Neighborhood Code: A4R010M1

Latitude: 32.6744095357
Longitude: -97.450741902
TAD Map: 2012-364
MAPSCO: TAR-087Q



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This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: TIMBER CREEK ADDITION
Block 27 Lot 5A

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: None

Protest Deadline Date: 5/24/2024

Site Number: 05129834

Site Name: TIMBER CREEK ADDITION-27-5A

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,740

Percent Complete: 100%

Land Sqft^{*}: 7,257

Land Acres^{*}: 0.1665

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:

BOECK-KARPINSKI HOLDINGS LLC

Primary Owner Address:

1221 RIO GRANDE DR
FORT WORTH, TX 76126

Deed Date: 5/31/2022

Deed Volume:

Deed Page:

Instrument: [D222142758](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BOECK ERIC	9/23/2019	D219216715		
ABAZ ARMIN;ABAZ MIRSADA	4/12/2018	D218079876		
WIETFELD TIMOTHY	6/20/2014	D214132511	0000000	0000000
IAN CAMPBELL STRACHAN TRUST	2/5/2014	D214024800	0000000	0000000
PETTY CHRISTINE;PETTY CODY	11/24/2006	D206378437	0000000	0000000
WOOD JOHN E;WOOD SHARON	10/24/2003	D203407224	0000000	0000000
WOOD SHARON RALLS	12/19/1986	000000000000000	0000000	0000000
RALLS-MODRICK SHARON A	10/30/1986	00087320000846	0008732	0000846
POTHIER S A RALLS;POTHIER WILLIAM D	5/22/1986	00085550001185	0008555	0001185
YOUNGBLOOD BLDRS INC	12/31/1900	000000000000000	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	\$197,250	\$12,750	\$210,000	\$210,000
2024	\$197,250	\$12,750	\$210,000	\$210,000
2023	\$277,650	\$12,750	\$290,400	\$290,400
2022	\$213,596	\$12,750	\$226,346	\$180,560
2021	\$151,395	\$12,750	\$164,145	\$164,145
2020	\$148,420	\$12,750	\$161,170	\$161,170

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

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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.