



Address: [1244 TIMBERLINE DR](#)
City: BENBROOK
Georeference: 43775-7-12
Subdivision: TRINITY ESTATES ADDITION
Neighborhood Code: 4A300C

Latitude: 32.6666761907
Longitude: -97.4450228334
TAD Map: 2012-360
MAPSCO: TAR-087V



Google Map or type unknown

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

PROPERTY DATA

Legal Description: TRINITY ESTATES ADDITION
Block 7 Lot 12 50% UNDIVIDED INTEREST

Jurisdictions:
CITY OF BENBROOK (003)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISDA (006)
Site Number: 05799058
Site Name: TRINITY ESTATES ADDITION Block 7 Lot 12 50% UNDIVIDED INTEREST
Site Class: A1 - Residential - Single Family
Parcels: 2
Approximate Size+++: 1,904

State Code: A **Percent Complete:** 100%

Year Built: 1993 **Land Sqft*:** 8,644

Personal Property Account: N/A 0.1984

Agent: None **Pool:** N

Protest Deadline

Date: 5/24/2024

+++ Rounded.

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
BROWN NANCY
Primary Owner Address:
1244 S TIMBERLINE DR
BENBROOK, TX 76126

Deed Date: 1/1/2022
Deed Volume:
Deed Page:
Instrument: [D22121652](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BROWN NANCY;HAWKINS KATIE	5/28/2020	D22121652		
LUIG ANDREW E;LUIG REBECCA K	3/18/2016	D216055489		
WELCOME HOME HOLDINGS LLC	11/16/2015	D215260345		
PIERANI PAULA D	6/30/2003	00168830000230	0016883	0000230
BARRETT PENNY;BARRETT RICHARD D	11/23/1993	00113460000797	0011346	0000797
WILLIAM W HORN & ASSOC INC	4/7/1992	00105980000955	0010598	0000955
TEXAS AMERICAN BANK FT WORTH	9/16/1987	00090710000221	0009071	0000221
CALTEX LAND & DEV CO INC	3/26/1986	00084970000958	0008497	0000958
C & O INV INC	1/1/1985	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	\$142,262	\$25,500	\$167,762	\$167,762
2024	\$142,262	\$25,500	\$167,762	\$167,762
2023	\$142,896	\$25,500	\$168,396	\$157,332
2022	\$117,529	\$25,500	\$143,029	\$143,029
2021	\$206,906	\$51,000	\$257,906	\$257,906
2020	\$175,478	\$51,000	\$226,478	\$226,478

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

- HOMESTEAD GENERAL 11.13(b)

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.