



**Address:** [5854 PECAN CHASE](#)  
**City:** BENBROOK  
**Georeference:** 45266C-10R-2  
**Subdivision:** WATERWOOD PLACE  
**Neighborhood Code:** A4R010U

**Latitude:** 32.6943187742  
**Longitude:** -97.4248553142  
**TAD Map:** 2018-372  
**MAPSCO:** TAR-088B



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WATERWOOD PLACE Block  
10R Lot 2 .0526 % CE

**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:** 1999

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 05809630

**Site Name:** WATERWOOD PLACE-10R-2

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,851

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 2,272

**Land Acres<sup>\*</sup>:** 0.0521

**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:**

KILPATRICK TERRI

**Primary Owner Address:**

2902 SAN ROCENDO ST APT 3923  
FORT WORTH, TX 76116

**Deed Date:** 10/1/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215224233](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHRISTOFFEL LAUREN E	4/3/2009	<a href="#">D209093898</a>	0000000	0000000
CHRISTOFFEL DENNIS;CHRISTOFFEL KATHY	9/9/2008	<a href="#">D208359011</a>	0000000	0000000
PEREZ FRANK E IV	8/18/2005	<a href="#">D205256181</a>	0000000	0000000
PEREZ FRANK E IV;PEREZ JOS MCCANN	3/2/2004	<a href="#">D204077259</a>	0000000	0000000
KRUEGER KIMBERLY A	12/22/1999	00141560000070	0014156	0000070
WATERWOOD PLACE LTD PRTNSHP	6/2/1999	00138500000338	0013850	0000338
EXPRESS MORTGAGE CORP	2/25/1994	00114810000307	0011481	0000307
MERIDIAN SAVINGS ASSN	8/26/1986	00086650000923	0008665	0000923
WATERWOOD PLACE JV	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 <sup>+</sup>
2025	\$241,912	\$60,000	\$301,912	\$301,912
2024	\$241,912	\$60,000	\$301,912	\$301,912
2023	\$276,854	\$30,000	\$306,854	\$306,854
2022	\$273,176	\$30,000	\$303,176	\$303,176
2021	\$220,207	\$30,000	\$250,207	\$250,207
2020	\$221,268	\$30,000	\$251,268	\$251,268

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.