



**Address:** [5874 PECAN CHASE](#)  
**City:** BENBROOK  
**Georeference:** 45266C-10R-7  
**Subdivision:** WATERWOOD PLACE  
**Neighborhood Code:** A4R010U

**Latitude:** 32.6937807858  
**Longitude:** -97.4249652421  
**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 7 .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:** 05809738

**Site Name:** WATERWOOD PLACE-10R-7

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,555

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,760

**Land Acres<sup>\*</sup>:** 0.1322

**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:**

BANKOWSKI RALPH W

BANKOWSKI ANNETT

**Primary Owner Address:**

5874 PECAN CHASE  
FORT WORTH, TX 76132-1067

**Deed Date:** 6/29/2012

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D212158071](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BALL WILLADEAN WILLIAMS	12/30/2003	<a href="#">D204149610</a>	0000000	0000000
CASH MILTON A	3/30/2000	00142800000116	0014280	0000116
WATERWOOD PLACE LTD PRTNSHP	3/4/1999	00137000000417	0013700	0000417
EXPRESS MORTGAGE CORP	2/25/1994	00114810000307	0011481	0000307
MERIDIAN SAVINGS ASSN	8/21/1986	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	\$214,485	\$60,000	\$274,485	\$274,485
2024	\$214,485	\$60,000	\$274,485	\$274,485
2023	\$245,006	\$30,000	\$275,006	\$272,960
2022	\$241,811	\$30,000	\$271,811	\$248,145
2021	\$195,586	\$30,000	\$225,586	\$225,586
2020	\$196,529	\$30,000	\$226,529	\$224,649

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.