



**Address:** [5875 PECAN CHASE](#)  
**City:** BENBROOK  
**Georeference:** 45266C-10R-13  
**Subdivision:** WATERWOOD PLACE  
**Neighborhood Code:** A4R010U

**Latitude:** 32.6938393771  
**Longitude:** -97.4242986791  
**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 13 .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:** 1998

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 05809878

**Site Name:** WATERWOOD PLACE-10R-13

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,018

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 2,249

**Land Acres<sup>\*</sup>:** 0.0516

**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:**

TAYAG HENLEY SIMON

TAYAG TRISTAN J

TAYAG JENNIFER

**Primary Owner Address:**

5875 PECAN CHASE  
BENBROOK, TX 76132

**Deed Date:** 11/16/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223207603](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KVARE ARDIS D	6/22/2001	00149910000234	0014991	0000234
WATERWOOD PLACE LTD PTNRSHIP	7/27/1998	00133390000327	0013339	0000327
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	\$256,824	\$60,000	\$316,824	\$316,824
2024	\$256,824	\$60,000	\$316,824	\$316,824
2023	\$294,000	\$30,000	\$324,000	\$319,132
2022	\$290,091	\$30,000	\$320,091	\$290,120
2021	\$233,745	\$30,000	\$263,745	\$263,745
2020	\$234,876	\$30,000	\$264,876	\$258,371

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.