



LOCATION

Address: [1217 BENBROOK TERR](#)
City: BENBROOK
Georeference: 18520-10-25R
Subdivision: HILLTOP HEIGHTS ADDITION
Neighborhood Code: 4A300F

Latitude: 32.6669883331
Longitude: -97.4687398539
TAD Map: 2006-360
MAPSCO: TAR-087S



Google Map or type unknown

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

PROPERTY DATA

Legal Description: HILLTOP HEIGHTS ADDITION
Block 10 Lot 25R

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: 1962

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 01305735

Site Name: HILLTOP HEIGHTS ADDITION-10-25R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,325

Percent Complete: 100%

Land Sqft^{*}: 10,500

Land Acres^{*}: 0.2410

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:

MINNICK JAMES

Primary Owner Address:

220 MILDRED LN
BENBROOK, TX 76126-3319

Deed Date: 7/15/2021

Deed Volume:

Deed Page:

Instrument: [D221205017](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RIDOUT JOHN L	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	\$0	\$0	\$0	\$0
2024	\$193,731	\$48,200	\$241,931	\$241,931
2023	\$191,476	\$40,000	\$231,476	\$231,476
2022	\$170,774	\$40,000	\$210,774	\$210,774
2021	\$140,989	\$40,000	\$180,989	\$180,989
2020	\$114,470	\$40,000	\$154,470	\$154,470

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.