



LOCATION

Address: [1012 BENTON AVE](#)
City: FORT WORTH
Georeference: 26200--11-10
Subdivision: MILNER & COOK ADDITION
Neighborhood Code: 1H040J

Latitude: 32.7326324981
Longitude: -97.2422057319
TAD Map: 2078-384
MAPSCO: TAR-079K



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MILNER & COOK ADDITION Lot
11 S 1/2

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

State Code: A

Year Built: 0

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 01784382

Site Name: MILNER & COOK ADDITION-11-10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 896

Percent Complete: 100%

Land Sqft^{*}: 16,020

Land Acres^{*}: 0.3677

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:

RAZO ENRIQUE

Primary Owner Address:

1012 BENTON AVE
FORT WORTH, TX 76112

Deed Date: 6/2/2015

Deed Volume:

Deed Page:

Instrument: [D215120566](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ASSOCIATES FINANCIAL SERV CO	3/20/2001	00148740000178	0014874	0000178
STATEWIDE CAPITAL FINANCIAL	2/28/2001	00147620000471	0014762	0000471
ALK INVESTMENTS INC	6/30/2000	00144150000310	0014415	0000310
CIHAK CHARLES M JR	11/9/1995	00121680000543	0012168	0000543
CIHAK VALERIE MAE	12/31/1900	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	\$0	\$0	\$0	\$0
2024	\$125,886	\$36,020	\$161,906	\$98,991
2023	\$106,102	\$36,020	\$142,122	\$89,992
2022	\$97,596	\$5,000	\$102,596	\$81,811
2021	\$84,161	\$5,000	\$89,161	\$74,374
2020	\$65,865	\$5,000	\$70,865	\$67,613

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.