



## LOCATION

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**Address:** [1112 TIMBERCREEK RD](#)  
**City:** BENBROOK  
**Georeference:** 42170-1-2  
**Subdivision:** TIMBER CREEK ADDITION  
**Neighborhood Code:** 4A300G

**Latitude:** 32.6735889774  
**Longitude:** -97.4512027596  
**TAD Map:** 2012-364  
**MAPSCO:** TAR-087Q



Google Map or type unknown

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

## PROPERTY DATA

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**Legal Description:** TIMBER CREEK ADDITION  
Block 1 Lot 2

**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:** 1976

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 03136396

**Site Name:** TIMBER CREEK ADDITION-1-2

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,859

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,000

**Land Acres<sup>\*</sup>:** 0.2066

**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

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**Current Owner:**

STITH SARAH NICOLE

**Primary Owner Address:**

1112 TIMBERCREEK RD  
BENBROOK, TX 76126

**Deed Date:** 7/30/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220185464](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PHILLIPS DARA;PHILLIPS JON D	4/28/2016	<a href="#">D216091900</a>		
TORRES PENNY LYNNE	1/20/2005	<a href="#">D205026326</a>	0000000	0000000
BEST CHARLES F;BEST DIANE L	11/12/1993	00114400000654	0011440	0000654
HODGE RALPH G	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$269,296	\$41,320	\$310,616	\$310,616
2023	\$281,977	\$35,000	\$316,977	\$282,835
2022	\$222,123	\$35,000	\$257,123	\$257,123
2021	\$207,934	\$35,000	\$242,934	\$242,934
2020	\$165,013	\$35,000	\$200,013	\$200,013

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.