

## LOCATION

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**Address:** [1204 TIMBERCREEK RD](#)  
**City:** BENBROOK  
**Georeference:** 42170-1-9  
**Subdivision:** TIMBER CREEK ADDITION  
**Neighborhood Code:** 4A300G

**Latitude:** 32.6735772609  
**Longitude:** -97.4494994369  
**TAD Map:** 2012-364  
**MAPSCO:** TAR-087R



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 9

**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:** 1975

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 03136477

**Site Name:** TIMBER CREEK ADDITION-1-9

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,770

**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:**

GHAZIKHANIAN MEDIK  
TAYMOURIAN AYDIK  
ASSATOURIAN ANAHID

**Primary Owner Address:**

1550 SUNSHINE DR  
GLENDALE, CA 91208

**Deed Date:** 12/29/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218011275](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ASSATOURIAN ANAHID;GHAZIKHANIAN MEDIK;TAYMOURIAN AYDIK;TAYMOURIAN VACHIK	6/21/2017	2017-PR01454-2		
GAITHER MARY EST	10/6/2015	142-15-144440		
GAITHER T E EST	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$255,291	\$41,320	\$296,611	\$296,611
2023	\$267,336	\$35,000	\$302,336	\$302,336
2022	\$210,590	\$35,000	\$245,590	\$245,590
2021	\$197,149	\$35,000	\$232,149	\$232,149
2020	\$156,452	\$35,000	\$191,452	\$191,452

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.