



LOCATION

Address: [1304 TIMBERCREEK RD](#)
City: BENBROOK
Georeference: 42170-1-17
Subdivision: TIMBER CREEK ADDITION
Neighborhood Code: 4A300G

Latitude: 32.6735840102
Longitude: -97.4475577855
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

Legal Description: TIMBER CREEK ADDITION
Block 1 Lot 17

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: 03136566

Site Name: TIMBER CREEK ADDITION-1-17

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,929

Percent Complete: 100%

Land Sqft^{*}: 9,000

Land Acres^{*}: 0.2066

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:

PARKS SANDRA J

Primary Owner Address:

1304 TIMBERCREEK RD
BENBROOK, TX 76126-3841

Deed Date: 5/10/2006

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D206151227](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BECKNER GWENDYLLYN;BECKNER KEITH	5/17/2002	00156940000286	0015694	0000286
SEGREST CATHRYN;SEGREST JAMES	12/8/1986	00087720001735	0008772	0001735
HUGO ELMER HEYNS III	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	\$271,687	\$41,320	\$313,007	\$294,911
2023	\$284,513	\$35,000	\$319,513	\$268,101
2022	\$224,084	\$35,000	\$259,084	\$243,728
2021	\$209,768	\$35,000	\$244,768	\$221,571
2020	\$166,428	\$35,000	\$201,428	\$201,428

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.