



LOCATION

Address: [1316 TIMBERCREEK RD](#)
City: BENBROOK
Georeference: 42170-1-20
Subdivision: TIMBER CREEK ADDITION
Neighborhood Code: 4A300G

Latitude: 32.6735848837
Longitude: -97.4468208258
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 20

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: 03136590

Site Name: TIMBER CREEK ADDITION-1-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,811

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:

THOMASON WILLIAM D
THOMASON DEANN

Primary Owner Address:

1316 TIMBERCREEK RD
FORT WORTH, TX 76126-3841

Deed Date: 10/25/1999

Deed Volume: 0014089

Deed Page: 0000438

Instrument: 00140890000438

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HSU WM T P	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	\$265,913	\$41,320	\$307,233	\$290,005
2023	\$278,422	\$35,000	\$313,422	\$263,641
2022	\$219,395	\$35,000	\$254,395	\$239,674
2021	\$205,405	\$35,000	\$240,405	\$217,885
2020	\$163,077	\$35,000	\$198,077	\$198,077

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.