

## LOCATION

---

**Address:** [1625 TIMBERLINE DR](#)  
**City:** BENBROOK  
**Georeference:** 42170-7-32  
**Subdivision:** TIMBER CREEK ADDITION  
**Neighborhood Code:** 4A300G

**Latitude:** 32.6780944177  
**Longitude:** -97.4419314573  
**TAD Map:** 2012-364  
**MAPSCO:** TAR-087M



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 7 Lot 32

**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:** 1977

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 03137805  
**Site Name:** TIMBER CREEK ADDITION-7-32  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,818  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 11,550  
**Land Acres<sup>\*</sup>:** 0.2651  
**Pool:** Y

+++ Rounded.

\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

---

**Current Owner:**

BYRD NICHOLAS

**Primary Owner Address:**

1625 TIMBERLINE DR  
FORT WORTH, TX 76126

**Deed Date:** 12/13/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219290665](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OPENDOOR PROPERTY TRUST I	10/23/2019	<a href="#">D219244019</a>		
BOYD SCOTT	3/11/2011	<a href="#">D211069701</a>	0000000	0000000
LIGHTHOUSE HOMES LLC	8/20/2010	<a href="#">D210209250</a>	0000000	0000000
CARLSON MARIE A	5/16/2005	<a href="#">D205144862</a>	0000000	0000000
WELLS FARGO BANK	10/5/2004	<a href="#">D204317964</a>	0000000	0000000
ROGERS CYNTHIA P;ROGERS GARY L	8/31/2000	00145190000114	0014519	0000114
DUNNING DONNA M;DUNNING WAYLAND	10/27/1997	00129590000116	0012959	0000116
DAVIS CHEVELLE;DAVIS TOMMY G	8/6/1993	00111860000001	0011186	0000001
CHUD HARRY S	8/26/1987	00090500001846	0009050	0001846
MAYO CECIL DAVID JR	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	\$244,240	\$50,760	\$295,000	\$283,394
2023	\$235,000	\$35,000	\$270,000	\$257,631
2022	\$199,210	\$35,000	\$234,210	\$234,210
2021	\$190,000	\$35,000	\$225,000	\$225,000
2020	\$178,938	\$35,000	\$213,938	\$213,938

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.