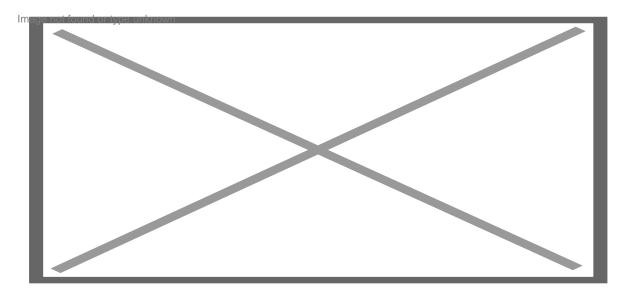


## Tarrant Appraisal District Property Information | PDF Account Number: 00195243

## Address: <u>1305 WADE HAMPTON ST</u> City: BENBROOK Georeference: 2350-4-2A3 Subdivision: BENBROOK LAKESIDE ADDITION Neighborhood Code: 4A300F

Latitude: 32.6650261328 Longitude: -97.4603223479 TAD Map: 2012-360 MAPSCO: TAR-087T





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

## PROPERTY DATA

# Legal Description: BENBROOK LAKESIDE ADDITION Block 4 Lot 2A3

#### 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: 1967 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 00195243 Site Name: BENBROOK LAKESIDE ADDITION-4-2A3 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 1,482 Percent Complete: 100% Land Sqft\*: 16,950 Land Acres\*: 0.3891 Pool: N

#### +++ Rounded.

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

### **OWNER INFORMATION**





SEDILLO CHRISTOPHER ALEX SEDILLO ANNA

Primary Owner Address: 1305 WADE HAMPTON ST BENBROOK, TX 76126 Deed Date: 2/24/2025 Deed Volume: Deed Page: Instrument: D225031821

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CARBALLO JENNIFER;CARBALLO JUAN	1/16/2018	D218015157		
CARBALLO JUAN	7/25/2013	D213208500	0000000	0000000
CRIST CAROLYN ANN	12/11/1995	00122060001239	0012206	0001239
CRIST CAROLYN A;CRIST JOSEPH	8/19/1995	000000000000000000000000000000000000000	0000000	0000000
CRIST JOSEPH L	12/31/1900	000000000000000000000000000000000000000	000000	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised
2025	\$0	\$0	\$0	\$0
2024	\$135,380	\$56,955	\$192,335	\$185,808
2023	\$135,056	\$40,000	\$175,056	\$168,916
2022	\$120,913	\$40,000	\$160,913	\$153,560
2021	\$99,600	\$40,000	\$139,600	\$139,600
2020	\$88,536	\$40,000	\$128,536	\$128,536

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.