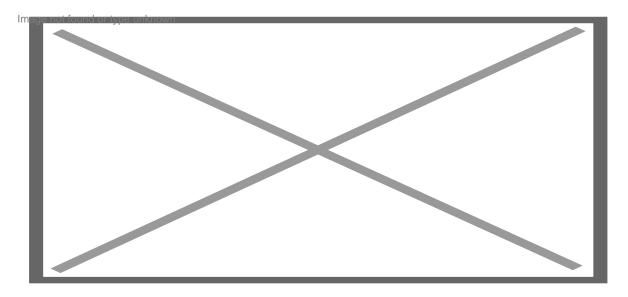


Tarrant Appraisal District Property Information | PDF Account Number: 00195243

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.