



Address: [1304 WARDEN ST](#)
City: BENBROOK
Georeference: 2350-4-2B2-B
Subdivision: BENBROOK LAKESIDE ADDITION
Neighborhood Code: 4A300F

Latitude: 32.665194059
Longitude: -97.4595945792
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 2B2 & 2B3

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: 1955

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 00195278

Site Name: BENBROOK LAKESIDE ADDITION-4-2B2-B

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,917

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



Current Owner:

BEENDERS TODD S
DIMICHELE ANDREA

Primary Owner Address:

1304 WARDEN ST
FORT WORTH, TX 76126-3530

Deed Date: 3/30/1999

Deed Volume: 0013743

Deed Page: 0000174

Instrument: 00137430000174

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SAGSTETTER FRANCES SMITH	11/8/1995	00121800000092	0012180	0000092
SAGSTETTER R L	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	\$135,070	\$56,955	\$192,025	\$192,025
2023	\$135,487	\$60,000	\$195,487	\$181,500
2022	\$121,768	\$60,000	\$181,768	\$165,000
2021	\$90,000	\$60,000	\$150,000	\$150,000
2020	\$90,000	\$60,000	\$150,000	\$138,618

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.