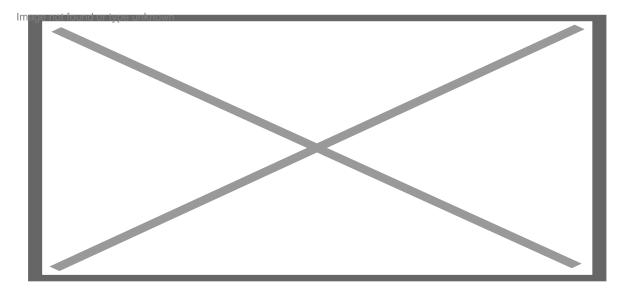


# Tarrant Appraisal District Property Information | PDF Account Number: 00195278

## 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:

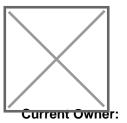
CITY OF BENBROOK (003) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) FORT WORTH ISD (905)

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<sup>+++</sup>: 1,917 Percent Complete: 100% Land Sqft<sup>\*</sup>: 16,950 Land Acres<sup>\*</sup>: 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**



Tarrant Appraisal District Property Information | PDF

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	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	\$135,070	\$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.