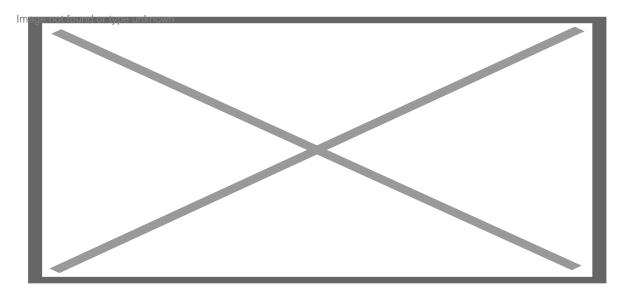


Tarrant Appraisal District Property Information | PDF Account Number: 07250002

Address: <u>1201 TIMBERLINE DR</u> City: BENBROOK Georeference: 43775-11-31 Subdivision: TRINITY ESTATES ADDITION Neighborhood Code: 4A100B Latitude: 32.6691764489 Longitude: -97.4406863073 TAD Map: 2018-364 MAPSCO: TAR-088N





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

PROPERTY DATA

Legal Description: TRINITY ESTATES ADDITION Block 11 Lot 31

Jurisdictions:

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

State Code: D1

Year Built: 0 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 80751644 Site Name: TRINITY ESTATES ADDITION 11 31 Site Class: ResAg - Residential - Agricultural Parcels: 1 Approximate Size⁺⁺⁺: 0 Percent Complete: 0% Land Sqft^{*}: 986,634 Land Acres^{*}: 22.6500 Pool: N

+++ Rounded.

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

OWNER INFORMATION



SHEPPARD'S PLACE HOLDING COMPANY LLC

Primary Owner Address: 2113 GLADE RD COLLEYVILLE, TX 76034 Deed Date: 10/28/2022 Deed Volume: Deed Page: Instrument: D222259959

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|---------------------------|------------|---|-------------|-----------|
| TRINITY RIVER ESTATES LP | 10/30/2001 | 00153530000069 | 0015353 | 0000069 |
| WOODCREST ENTERPRISES INC | 1/1/1998 | 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. Tarrant County Tax Office Account Information.

| Year | Improvement Market | Land Market | Total Market | Total Appraised |
|------|--------------------|-------------|--------------|-----------------|
| 2025 | \$0 | \$0 | \$0 | \$0 |
| 2024 | \$52,388 | \$259,695 | \$312,083 | \$54,449 |
| 2023 | \$52,800 | \$259,695 | \$312,495 | \$55,020 |
| 2022 | \$53,212 | \$259,695 | \$312,907 | \$55,386 |
| 2021 | \$0 | \$140,043 | \$140,043 | \$2,288 |
| 2020 | \$35,592 | \$140,043 | \$175,635 | \$38,151 |

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

• AGRICULTURAL 1D1 23.51

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.