



**Address:** [1201 TIMBERLINE DR](#)  
**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<sup>+++</sup>:** 0

**Percent Complete:** 0%

**Land Sqft<sup>\*</sup>:** 986,634

**Land Acres<sup>\*</sup>:** 22.6500

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION



**Current Owner:**  
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	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 <sup>+</sup>
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.