



Address: [611 BENEDICT LN](#)
City: ARLINGTON
Georeference: 7789-13-17
Subdivision: COLONIAL ESTATES
Neighborhood Code: 1S0201

Latitude: 32.6437793805
Longitude: -97.1034313786
TAD Map: 2120-352
MAPSCO: TAR-111F



Google Map or type unknown

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

PROPERTY DATA

Legal Description: COLONIAL ESTATES Block 13
Lot 17

Jurisdictions:

CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
ARLINGTON ISD (901)

State Code: A

Year Built: 1984

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$217,699

Protest Deadline Date: 5/24/2024

Site Number: 00577693

Site Name: COLONIAL ESTATES-13-17

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 933

Percent Complete: 100%

Land Sqft^{*}: 7,295

Land Acres^{*}: 0.1674

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:

GARCIA TRACY

Primary Owner Address:

611 BENEDICT LN
ARLINGTON, TX 76002-2827

Deed Date: 7/1/2004

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D204223298](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MAMALIGA BRYAN E	11/26/2001	00152940000051	0015294	0000051
SCHRECENGOST DIANE;SCHRECENGOST JAMES	8/8/1985	00082700001709	0008270	0001709
TOLAND CINDY;TOLAND STEVEN C	6/11/1984	00078540001046	0007854	0001046
MAC-WOOD HOMES PTNRSP	8/9/1983	00075810000087	0007581	0000087
COLONIAL BEND ESTATES	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	\$121,345	\$65,655	\$187,000	\$187,000
2024	\$152,044	\$65,655	\$217,699	\$180,006
2023	\$174,714	\$20,000	\$194,714	\$163,642
2022	\$144,745	\$20,000	\$164,745	\$148,765
2021	\$128,113	\$20,000	\$148,113	\$135,241
2020	\$117,679	\$20,000	\$137,679	\$122,946

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.