



Address: [509 BENEDICT LN](#)
City: ARLINGTON
Georeference: 7789-13-24
Subdivision: COLONIAL ESTATES
Neighborhood Code: 1S0201

Latitude: 32.6437767242
Longitude: -97.1047959016
TAD Map: 2120-352
MAPSCO: TAR-111E



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 24

Jurisdictions:

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

State Code: A

Year Built: 1983

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$222,473

Protest Deadline Date: 5/24/2024

Site Number: 00577774

Site Name: COLONIAL ESTATES-13-24

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 962

Percent Complete: 100%

Land Sqft^{*}: 7,578

Land Acres^{*}: 0.1739

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:

RODRIGUEZ MENDOZA OMAR D

Primary Owner Address:

509 BENEDICT LN
ARLINGTON, TX 76002

Deed Date: 11/13/2024

Deed Volume:

Deed Page:

Instrument: [D224206008](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GUTIERREZ MARTHA M TAVARES;RODRIGUEZ GILBERTO AVILA	12/7/2017	D217283252		
HERNANDEZ GREGORIO M;HERNANDEZ V	5/31/2001	00149440000435	0014944	0000435
VAN GUNDY DIANE	10/10/1990	00100740000578	0010074	0000578
CITY SAVINGS BANK	2/14/1990	00098550000778	0009855	0000778
TODD MYRA LEE	4/23/1984	00078050000481	0007805	0000481
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	\$154,271	\$68,202	\$222,473	\$222,473
2024	\$154,271	\$68,202	\$222,473	\$222,473
2023	\$177,270	\$20,000	\$197,270	\$197,270
2022	\$146,890	\$20,000	\$166,890	\$166,890
2021	\$130,034	\$20,000	\$150,034	\$150,034
2020	\$119,459	\$20,000	\$139,459	\$139,459

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

There are no exemptions for this property

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.