



**Address:** [1213 TRAMMELL DR](#)  
**City:** BENBROOK  
**Georeference:** 16250-1-12  
**Subdivision:** GREENBRIAR ADDITION-BENBROOK  
**Neighborhood Code:** 4A300B

**Latitude:** 32.6719908873  
**Longitude:** -97.4495754384  
**TAD Map:** 2012-364  
**MAPSCO:** TAR-087R



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** GREENBRIAR ADDITION-BENBROOK Block 1 Lot 12

**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:** 1978

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$262,360

**Protest Deadline Date:** 5/24/2024

**Site Number:** 01106341

**Site Name:** GREENBRIAR ADDITION-BENBROOK-1-12

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,401

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,300

**Land Acres<sup>\*</sup>:** 0.2134

**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:**

RUTLEDGE NATHAN K

**Primary Owner Address:**

1213 TRAMMELL DR  
BENBROOK, TX 76126-3719

**Deed Date:** 11/5/2009

**Deed Volume:** 00000000

**Deed Page:** 00000000

**Instrument:** [D209297961](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHRISTIAN B A;CHRISTIAN DAVID E	9/28/2000	00145480000305	0014548	0000305
MEYER JEFFERY D;MEYER VALERIE	9/30/1998	00134480000082	0013448	0000082
HAWKINS JANICE E;HAWKINS STEVE	5/26/1994	00116030000705	0011603	0000705
HARMON KENNETH R	12/31/1900	00074980000632	0007498	0000632

## 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	\$212,360	\$50,000	\$262,360	\$262,360
2024	\$212,360	\$50,000	\$262,360	\$250,030
2023	\$223,836	\$35,000	\$258,836	\$227,300
2022	\$179,629	\$35,000	\$214,629	\$206,636
2021	\$155,450	\$35,000	\$190,450	\$187,851
2020	\$135,774	\$35,000	\$170,774	\$170,774

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.