



Address: [1312 BENNETT DR](#)
City: ARLINGTON
Georeference: 40850-1-13
Subdivision: SUNSET ADDITION
Neighborhood Code: 1C200P

Latitude: 32.7233029654
Longitude: -97.1211498368
TAD Map: 2114-384
MAPSCO: TAR-082R



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SUNSET ADDITION Block 1 Lot 13

Jurisdictions:

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

State Code: A

Year Built: 2011

Personal Property Account: N/A

Agent: RESOLUTE PROPERTY TAX SOLUTION (00988)

Protest Deadline Date: 5/24/2024

Site Number: 03036006

Site Name: SUNSET ADDITION-1-13

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,509

Percent Complete: 100%

Land Sqft^{*}: 7,000

Land Acres^{*}: 0.1606

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:

HOYT BRIAN

Primary Owner Address:

1312 BENNETT DR
ARLINGTON, TX 76016

Deed Date: 5/20/2016

Deed Volume:

Deed Page:

Instrument: [D216108917](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MORRIS LARRY HARVEY;MORRIS LIDIA	2/25/2011	D211070538	0000000	0000000
MORRIS LIDIA	6/8/2009	D209177209	0000000	0000000
COUNTRYWIDE HOME LOANS	1/1/2008	D208010687	0000000	0000000
KELLER PATRICK L	4/23/1998	00131980000329	0013198	0000329
NBC INVESTMENTS LTD	3/24/1998	00131450000016	0013145	0000016
DAVIDSON SCOTT R	9/5/1997	00129080000496	0012908	0000496
SECRETARY OF HUD	4/3/1997	00127380000020	0012738	0000020
UNION FED SAV BK INDIANAPOLIS	4/1/1997	00127330000294	0012733	0000294
GARCIA IGNACIO;GARCIA LETICIA	7/8/1992	00107060002115	0010706	0002115
SECRETARY OF HUD	3/4/1992	00105760000705	0010576	0000705
FLEET MORTGAGE CORP	3/3/1992	00105640002392	0010564	0002392
WEAVER CHERRY LOUISE	6/30/1989	00096440000606	0009644	0000606
SECRETARY OF HUD	2/9/1989	00095360001210	0009536	0001210
SUNBELT SAVINGS	2/8/1989	00095170000308	0009517	0000308
VALLEJO CARMEN;VALLEJO VICTOR	7/19/1988	00093330002178	0009333	0002178
LOVELESS SHARON R	5/26/1988	00092820001601	0009282	0001601
CONNELLEY LAWRENCE M ETAL	11/7/1986	00087430002060	0008743	0002060
VCS INVESTMENTS	7/24/1984	00078980001451	0007898	0001451
DORVAL DIANE;DORVAL RONALD J	9/14/1983	00076150000371	0007615	0000371
ERNEST W. WOODY JR	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	\$172,977	\$56,000	\$228,977	\$228,977
2024	\$222,000	\$56,000	\$278,000	\$278,000
2023	\$223,000	\$49,000	\$272,000	\$272,000
2022	\$173,169	\$35,000	\$208,169	\$208,169
2021	\$168,169	\$40,000	\$208,169	\$208,169
2020	\$154,629	\$15,000	\$169,629	\$169,629

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.