



Address: [1313 NUECES CT](#)
City: BENBROOK
Georeference: 43775-2-18
Subdivision: TRINITY ESTATES ADDITION
Neighborhood Code: 4A300C

Latitude: 32.6661511658
Longitude: -97.4524302468
TAD Map: 2012-360
MAPSCO: TAR-087U



Google Map or type unknown

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

PROPERTY DATA

Legal Description: TRINITY ESTATES ADDITION
Block 2 Lot 18

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: 1986

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 03179036

Site Name: TRINITY ESTATES ADDITION-2-18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,609

Percent Complete: 100%

Land Sqft^{*}: 9,176

Land Acres^{*}: 0.2106

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:

FOWERS RYLAN S

FOWERS GARY K

FOWERS KATE HILL

Primary Owner Address:

1313 NUECES CT
BENBROOK, TX 76126

Deed Date: 4/25/2022

Deed Volume:

Deed Page:

Instrument: [D222108856](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OVERTON SUE C	4/27/2020	142-20-069855		
OVERTON MARVIN EST	2/15/2008	D208060829	0000000	0000000
WYLIE MICHAEL T	11/3/2003	D203428684	0000000	0000000
BROOME S A REICH;BROOME THOMAS A	4/17/1998	00131990000452	0013199	0000452
BOSWORTH KAREN;BOSWORTH MARCEL	12/31/1986	00088010001772	0008801	0001772
CLEARFORK HOMES INC	7/19/1986	00086190000337	0008619	0000337
SQUYRES BLDG CORP	7/18/1986	00086190000323	0008619	0000323
CALTEX LAND DEV CO INC	7/24/1985	00082530001210	0008253	0001210
C & O INVESTMENTS	12/1/1983	00076800001597	0007680	0001597
VAN DEN BOGAERDE;VAN DEN BOGAERDE YVES	12/31/1900	00074290001205	0007429	0001205
BELGIAN AMER INV	12/30/1900	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	\$220,596	\$60,000	\$280,596	\$280,596
2024	\$220,596	\$60,000	\$280,596	\$280,596
2023	\$221,682	\$60,000	\$281,682	\$281,682
2022	\$182,814	\$60,000	\$242,814	\$238,596
2021	\$161,270	\$60,000	\$221,270	\$216,905
2020	\$137,186	\$60,000	\$197,186	\$197,186

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.