

Address: [1305 NUECES CT](#)
City: BENBROOK
Georeference: 43775-2-20
Subdivision: TRINITY ESTATES ADDITION
Neighborhood Code: 4A300C

Latitude: 32.6664295351
Longitude: -97.4528610581
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 20

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: 2000
Personal Property Account: N/A
Agent: CHANDLER CROUCH (11730)
Protest Deadline Date: 5/24/2024

Site Number: 03179052
Site Name: TRINITY ESTATES ADDITION-2-20
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,858
Percent Complete: 100%
Land Sqft^{*}: 9,144
Land Acres^{*}: 0.2099
Pool: N

⁺⁺⁺ Rounded.
^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

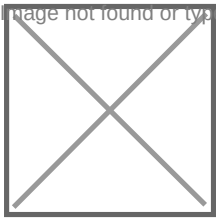
Current Owner:
THR FAMILY TRUST
Primary Owner Address:
1305 NUECES CT
BENBROOK, TX 76126

Deed Date: 2/24/2023
Deed Volume:
Deed Page:
Instrument: [D223032843](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RODRIGUEZ HEATHER;RODRIGUEZ TANNER JOHN	2/20/2019	D219027703		
HATCHER AMANDA;HATCHER MATTHEW	6/17/2014	D214127203	0000000	0000000
KIMBERLING J G JR;KIMBERLING KIM M	12/30/2006	D207006174	0000000	0000000
SIRVA RELOCATION LLC	12/29/2006	D207005810	0000000	0000000
BATTEN CHIP;BATTEN TRACY J	7/25/2003	D203283408	0017021	0000008
BATTEN BURNETT;BATTEN TRACY J	5/24/2000	00154020000277	0015402	0000277
MARC ALLEN CUSTOM HOMES INC	10/20/1999	00140780000344	0014078	0000344
LOTS-R-US INC	4/20/1999	00137900000344	0013790	0000344
LESSOR CORP	3/30/1992	00105930002149	0010593	0002149
TEXAS AMERICAN BANK FT WORTH	9/16/1987	00090710000216	0009071	0000216
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
BELGAIN 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	\$272,130	\$60,000	\$332,130	\$332,130
2024	\$272,130	\$60,000	\$332,130	\$332,130
2023	\$312,860	\$60,000	\$372,860	\$372,860
2022	\$256,848	\$60,000	\$316,848	\$316,848
2021	\$225,635	\$60,000	\$285,635	\$285,635
2020	\$183,631	\$60,000	\$243,631	\$243,631

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.