



Address: [1009 RIO GRANDE DR](#)
City: BENBROOK
Georeference: 43775-2-29
Subdivision: TRINITY ESTATES ADDITION
Neighborhood Code: 4A300C

Latitude: 32.6655290637
Longitude: -97.4535299545
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 29

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: 1998

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$381,554

Protest Deadline Date: 5/24/2024

Site Number: 03179141

Site Name: TRINITY ESTATES ADDITION-2-29

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,024

Percent Complete: 100%

Land Sqft^{*}: 10,948

Land Acres^{*}: 0.2513

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:

PRATT WILLIAM MARTIN

Primary Owner Address:

1009 RIO GRANDE DR
FORT WORTH, TX 76126-4211

Deed Date: 12/30/2002

Deed Volume: 0016286

Deed Page: 0000066

Instrument: 00162860000066

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CLARK MICHAEL;CLARK RHONDA	2/5/1999	00136530000503	0013653	0000503
OTEY JOSEPH M;OTEY TRISHA D	2/17/1998	00130890000502	0013089	0000502
WILLIAM W HORN & ASSOC INC	8/29/1985	00082920002168	0008292	0002168
CALTEX LAND DEV CO INC	7/24/1985	00082530001210	0008253	0001210
C & O INVESTMENTS	12/1/1983	00076800001597	0007680	0001597
BELGIAN AMER INV & TRADE INC	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	\$321,554	\$60,000	\$381,554	\$381,554
2024	\$321,554	\$60,000	\$381,554	\$362,880
2023	\$322,096	\$60,000	\$382,096	\$329,891
2022	\$264,282	\$60,000	\$324,282	\$299,901
2021	\$232,064	\$60,000	\$292,064	\$272,637
2020	\$187,852	\$60,000	\$247,852	\$247,852

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.