



**Address:** [1309 BLANCO CT](#)  
**City:** BENBROOK  
**Georeference:** 43775-3-41  
**Subdivision:** TRINITY ESTATES ADDITION  
**Neighborhood Code:** 4A300C

**Latitude:** 32.6673975667  
**Longitude:** -97.4507589251  
**TAD Map:** 2012-364  
**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 3 Lot 41 50% UNDIVIDED INTEREST

<b>Jurisdictions:</b>	<b>Site Number:</b> 03179605
CITY OF BENBROOK (003)	<b>Site Name:</b> TRINITY ESTATES ADDITION 3 41 50% UNDIVIDED INTEREST
TARRANT COUNTY (220)	<b>Site Class:</b> A1 - Residential - Single Family
TARRANT COUNTY HOSPITAL (224)	<b>Parcels:</b> 2
TARRANT COUNTY COLLEGE (225)	<b>Approximate Size<sup>+++</sup>:</b> 2,360
FORT WORTH ISD (905)	<b>Percent Complete:</b> 100%
<b>State Code:</b> A	<b>Land Sqft<sup>*</sup>:</b> 11,431
<b>Year Built:</b> 1986	<b>Land Acres<sup>*</sup>:</b> 0.2624
<b>Personal Property Account:</b> N/A	
<b>Agent:</b> None	<b>Pool:</b> N
<b>Protest Deadline Date:</b> 5/24/2024	

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

**OWNER INFORMATION**

<b>Current Owner:</b> DIGNAN THOMAS	<b>Deed Date:</b> 1/1/2019
<b>Primary Owner Address:</b> 1309 BLANCO CT FORT WORTH, TX 76126	<b>Deed Volume:</b> <b>Deed Page:</b> <b>Instrument:</b> <a href="#">D217204198</a>

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DICESARE SUSAN ANNE;DIGNAN THOMAS	9/1/2017	<a href="#">D217204198</a>		
LAHMER JOY	10/17/2014	<a href="#">DC</a>		
LAHMER FREDERICK L EST	9/27/2002	00133570000475	0013357	0000475
LAHMER KATHERINE EST	12/12/1991	00000000000000	0000000	0000000
LAHMER KATHERINE;LAHMER RICHARD	8/26/1986	00086630001711	0008663	0001711
BILLY L SLIMP INC	4/24/1986	00085250001146	0008525	0001146
CALTEX LAND DEV CO INC	7/24/1985	00082530001210	0008253	0001210
C & O INVESTMENTS	12/1/1983	00076800001597	0007680	0001597
LOY MING LTD	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 <sup>+</sup>
2025	\$152,122	\$30,000	\$182,122	\$182,122
2024	\$152,122	\$30,000	\$182,122	\$182,122
2023	\$152,884	\$30,000	\$182,884	\$167,933
2022	\$126,785	\$30,000	\$156,785	\$152,666
2021	\$112,331	\$30,000	\$142,331	\$138,787
2020	\$96,170	\$30,000	\$126,170	\$126,170

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.