



**Address:** [1317 BLANCO CT](#)  
**City:** BENBROOK  
**Georeference:** 43775-3-43  
**Subdivision:** TRINITY ESTATES ADDITION  
**Neighborhood Code:** 4A300C

**Latitude:** 32.6669374218  
**Longitude:** -97.4506810789  
**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 3 Lot 43

**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:** 1984

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 03179621

**Site Name:** TRINITY ESTATES ADDITION-3-43

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,751

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,395

**Land Acres<sup>\*</sup>:** 0.1927

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

ADAMS MARY

**Primary Owner Address:**

1317 BLANCO CT  
FORT WORTH, TX 76126

**Deed Date:** 8/8/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218175860](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ADAMS MARY;ADAMS ROBERT	7/30/2010	<a href="#">D210189332</a>	0000000	0000000
BELKNAP DEANNA L;BELKNAP KEVIN M	12/13/1996	00126220000553	0012622	0000553
PATE CHRISTOPHER;PATE SHARLA	3/25/1994	00115130000606	0011513	0000606
MILLER DEBORAH;MILLER SHOTT F	10/9/1985	00083350000970	0008335	0000970
TALLGRASS CONST CO	6/5/1984	00078600000617	0007860	0000617
MR JOHN TABERNACLE	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	\$247,386	\$60,000	\$307,386	\$307,386
2024	\$247,386	\$60,000	\$307,386	\$307,386
2023	\$248,634	\$60,000	\$308,634	\$284,142
2022	\$204,865	\$60,000	\$264,865	\$258,311
2021	\$180,608	\$60,000	\$240,608	\$234,828
2020	\$153,480	\$60,000	\$213,480	\$213,480

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.