



Address: [1104 RIO GRANDE DR](#)
City: BENBROOK
Georeference: 43775-9-12
Subdivision: TRINITY ESTATES ADDITION
Neighborhood Code: 4A300C

Latitude: 32.6651958459
Longitude: -97.4513666951
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 9 Lot 12

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: 03179958

Site Name: TRINITY ESTATES ADDITION-9-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,573

Percent Complete: 100%

Land Sqft^{*}: 8,395

Land Acres^{*}: 0.1927

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:

MUNN KEVIN

MUNN STEPHANIE

Primary Owner Address:

1104 RIO GRANDE DR
FORT WORTH, TX 76126

Deed Date: 4/6/2020

Deed Volume:

Deed Page:

Instrument: [D220079478](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CRIST AUDREY A;CRIST JAMES A	2/9/1999	00136580000268	0013658	0000268
DAVIS LISA;DAVIS SANDY	6/18/1991	00103020001417	0010302	0001417
SCOTT JACK	9/3/1985	00082950000893	0008295	0000893
GORDON GARY M	2/20/1985	00080960002867	0008096	0002867
JACQUES VITEUX	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	\$216,953	\$60,000	\$276,953	\$276,953
2024	\$216,953	\$60,000	\$276,953	\$276,953
2023	\$218,064	\$60,000	\$278,064	\$264,729
2022	\$180,663	\$60,000	\$240,663	\$240,663
2021	\$159,953	\$60,000	\$219,953	\$219,953
2020	\$136,789	\$60,000	\$196,789	\$196,789

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.