



**Address:** [1120 RIO GRANDE DR](#)  
**City:** BENBROOK  
**Georeference:** 43775-9-16  
**Subdivision:** TRINITY ESTATES ADDITION  
**Neighborhood Code:** 4A300C

**Latitude:** 32.6652869523  
**Longitude:** -97.4503648504  
**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 16

**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

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$393,360

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

**Site Number:** 03179990

**Site Name:** TRINITY ESTATES ADDITION-9-16

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,320

**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:**

ROLLINS DAVID WAYNE  
ROLLINS JENNIFER BRITNEY-PARE

**Primary Owner Address:**

1120 RIO GRANDE DR  
BENBROOK, TX 76126

**Deed Date:** 9/9/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219205347](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AARON ALYSON;AARON JUSTIN	6/16/2017	<a href="#">D217138845</a>		
HOFFER ROBERT E EST	8/27/1985	00082900000520	0008290	0000520
WM W HORN & ASSOC INC	3/9/1984	00077660000740	0007766	0000740
BOONEN GERALD	12/31/1900	00074290001663	0007429	0001663
BANK OF FORT WORTH	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 <sup>+</sup>
2025	\$333,360	\$60,000	\$393,360	\$393,360
2024	\$333,360	\$60,000	\$393,360	\$371,047
2023	\$333,946	\$60,000	\$393,946	\$337,315
2022	\$273,906	\$60,000	\$333,906	\$306,650
2021	\$240,450	\$60,000	\$300,450	\$278,773
2020	\$193,430	\$60,000	\$253,430	\$253,430

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.