



Address: [325 TRINIDAD CT](#)
City: BENBROOK
Georeference: 46268-6-28
Subdivision: WESTPARK ESTATES
Neighborhood Code: 4A400C

Latitude: 32.6747720533
Longitude: -97.4781026247
TAD Map: 2006-364
MAPSCO: TAR-086R



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: WESTPARK ESTATES Block 6
Lot 28

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: 1985
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 04724283
Site Name: WESTPARK ESTATES-6-28
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,147
Percent Complete: 100%
Land Sqft^{*}: 12,776
Land Acres^{*}: 0.2932
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:
BREWER FAMILY REVOCABLE LIVING TRUST
Primary Owner Address:
325 TRINIDAD CT
BENBROOK, TX 76126

Deed Date: 9/7/2023
Deed Volume:
Deed Page:
Instrument: [D223162071](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BREWER NANCY N;BREWER TERRY L	2/13/2017	D217035527		
GILBERT BRANDI;GILBERT CODY LODE	6/18/2010	D210152986	0000000	0000000
ROUTA DEBRA;ROUTA PATRICK	3/6/1998	00131270000050	0013127	0000050
SHOFNER CARROL	4/2/1985	00081390001127	0008139	0001127
INTERIM 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	\$247,314	\$80,000	\$327,314	\$327,314
2024	\$247,314	\$80,000	\$327,314	\$327,314
2023	\$304,306	\$50,000	\$354,306	\$323,194
2022	\$243,813	\$50,000	\$293,813	\$293,813
2021	\$224,198	\$50,000	\$274,198	\$274,198
2020	\$206,797	\$50,000	\$256,797	\$256,797

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

There are no exemptions for this property

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.