



Address: [317 TRINIDAD CT](#)
City: BENBROOK
Georeference: 46268-6-30
Subdivision: WESTPARK ESTATES
Neighborhood Code: 4A400C

Latitude: 32.674338151
Longitude: -97.4777696305
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 30

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: 04724305

Site Name: WESTPARK ESTATES-6-30

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,427

Percent Complete: 100%

Land Sqft^{*}: 10,825

Land Acres^{*}: 0.2485

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:

SPETCH ED JR
SPETCH CATHERINE

Primary Owner Address:

317 TRINIDAD CT
FORT WORTH, TX 76126-3148

Deed Date: 10/4/1985

Deed Volume: 0008331

Deed Page: 0000738

Instrument: 00083310000738

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|--------------------------|------------|----------------|-------------|-----------|
| LOVE KAREN L | 1/21/1985 | 00080650000679 | 0008065 | 0000679 |
| DUNN DAN P;DUNN GUY WOOD | 1/25/1984 | 00000000000000 | 0000000 | 0000000 |
| 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 | \$253,129 | \$80,000 | \$333,129 | \$333,129 |
| 2024 | \$253,129 | \$80,000 | \$333,129 | \$333,129 |
| 2023 | \$312,400 | \$50,000 | \$362,400 | \$329,397 |
| 2022 | \$249,452 | \$50,000 | \$299,452 | \$299,452 |
| 2021 | \$229,027 | \$50,000 | \$279,027 | \$279,027 |
| 2020 | \$210,902 | \$50,000 | \$260,902 | \$260,902 |

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)
- DISABLED VET 70 to 99 PCT 11.22

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.