



Address: [313 TRINIDAD CT](#)
City: BENBROOK
Georeference: 46268-6-31
Subdivision: WESTPARK ESTATES
Neighborhood Code: 4A400C

Latitude: 32.6741049295
Longitude: -97.4777439239
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 31

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: 04724313
Site Name: WESTPARK ESTATES-6-31
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,149
Percent Complete: 100%
Land Sqft^{*}: 10,919
Land Acres^{*}: 0.2506
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:
CAYLOR SHIRLEY J
Primary Owner Address:
313 TRINIDAD CT
BENBROOK, TX 76126-3148

Deed Date: 12/2/1985
Deed Volume: 0008384
Deed Page: 0001239
Instrument: 00083840001239

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WM D NICHOLS INC	5/13/1985	00081790000996	0008179	0000996
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	\$245,716	\$80,000	\$325,716	\$325,716
2024	\$245,716	\$80,000	\$325,716	\$325,716
2023	\$302,709	\$50,000	\$352,709	\$321,404
2022	\$242,185	\$50,000	\$292,185	\$292,185
2021	\$222,551	\$50,000	\$272,551	\$272,551
2020	\$205,131	\$50,000	\$255,131	\$255,131

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
- Surviving Spouse of Disabled Vet 100 PCT

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.