



Address: [304 TRINIDAD CT](#)
City: BENBROOK
Georeference: 46268-6-36
Subdivision: WESTPARK ESTATES
Neighborhood Code: 4A400C

Latitude: 32.6740695672
Longitude: -97.4771230104
TAD Map: 2006-364
MAPSCO: TAR-087N



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 36

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: TEXAS PROPERTY TAX REDUCTIONS LLC (00224)

Protest Deadline Date: 5/24/2024

Site Number: 04724372

Site Name: WESTPARK ESTATES-6-36

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,963

Percent Complete: 100%

Land Sqft^{*}: 13,944

Land Acres^{*}: 0.3201

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:

ENLOW BILL W

Primary Owner Address:

304 TRINIDAD CT
BENBROOK, TX 76126-3122

Deed Date: 8/29/2011

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D211213191](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ENLOW BILL W;ENLOW TRACY	4/15/1988	00092490002246	0009249	0002246
TOWNSEND MELORA;TOWNSEND RAY	6/23/1986	00085880000305	0008588	0000305
RICH HOMES INC	10/10/1985	00083360002249	0008336	0002249
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	\$141,111	\$80,000	\$221,111	\$221,111
2024	\$176,271	\$80,000	\$256,271	\$256,271
2023	\$265,815	\$50,000	\$315,815	\$287,874
2022	\$211,704	\$50,000	\$261,704	\$261,704
2021	\$205,807	\$50,000	\$255,807	\$248,018
2020	\$195,764	\$50,000	\$245,764	\$225,471

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.