



Address: [312 TRINIDAD CT](#)
City: BENBROOK
Georeference: 46268-6-38
Subdivision: WESTPARK ESTATES
Neighborhood Code: 4A400C

Latitude: 32.6745913275
Longitude: -97.4772204208
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 38

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: PROPERTY TAX LOCK (11667)

Notice Sent Date: 4/15/2025

Notice Value: \$331,629

Protest Deadline Date: 5/24/2024

Site Number: 04724399

Site Name: WESTPARK ESTATES-6-38

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,739

Percent Complete: 100%

Land Sqft^{*}: 17,682

Land Acres^{*}: 0.4059

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:

SMITH JOHN D

Primary Owner Address:

312 TRINIDAD
BENBROOK, TX 76126

Deed Date: 6/28/2016

Deed Volume:

Deed Page:

Instrument: [D216143875](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LARKIN CHRISTINE BAILEY	2/12/2014	D214055753	0000000	0000000
SAWIN CHRISTIN;SAWIN STEPHEN L	7/5/2007	D207242043	0000000	0000000
NIX VIRGIL L	5/1/2006	D206210432	0000000	0000000
SIRVA RELOCATION	5/1/2006	D206165754	0000000	0000000
DOONAN DE ANN ETVAIR JOHN H	5/28/1998	00132450000029	0013245	0000029
TEDESCHI DAVID S;TEDESCHI SUSAN O	9/18/1991	00103980001441	0010398	0001441
SECURITY PACIFIC NATIONAL BK	6/6/1990	00099560000281	0009956	0000281
SPEARS NANCY;SPEARS STEPHEN W	4/9/1985	00081440001289	0008144	0001289
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	\$251,629	\$80,000	\$331,629	\$329,423
2024	\$251,629	\$80,000	\$331,629	\$299,475
2023	\$315,503	\$50,000	\$365,503	\$272,250
2022	\$197,500	\$50,000	\$247,500	\$247,500
2021	\$197,500	\$50,000	\$247,500	\$247,500
2020	\$197,501	\$49,999	\$247,500	\$247,500

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.