



**Address:** [316 TRINIDAD CT](#)  
**City:** BENBROOK  
**Georeference:** 46268-6-39  
**Subdivision:** WESTPARK ESTATES  
**Neighborhood Code:** 4A400C

**Latitude:** 32.6748941755  
**Longitude:** -97.4773748548  
**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 39

**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:** 1992

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$355,631

**Protest Deadline Date:** 5/24/2024

**Site Number:** 04724402

**Site Name:** WESTPARK ESTATES-6-39

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,468

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 14,159

**Land Acres<sup>\*</sup>:** 0.3250

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

SALAZAR ARTEMIO ALDACO  
DE LA ROSA ANGELICA  
MONTROYA MA MERCE GARDEA

**Primary Owner Address:**

316 TRINIDAD CT  
FORT WORTH, TX 76126

**Deed Date:** 10/17/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224189532](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VALLADARES REAL ESTATE INVESTORS LLC	5/10/2023	<a href="#">D223081986</a>		
MUNSELL DONALD W	7/13/2016	<a href="#">DC</a>		
MUNSELL BOBBIE T EST;MUNSELL DONALD W	7/7/1995	00120350000114	0012035	0000114
DEBNAM WILLIAM THOMAS	2/11/1985	00080880001944	0008088	0001944
INTERIM INC	12/31/1900	000000000000000	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 <sup>+</sup>
2025	\$275,631	\$80,000	\$355,631	\$355,631
2024	\$275,631	\$80,000	\$355,631	\$355,631
2023	\$339,610	\$50,000	\$389,610	\$353,547
2022	\$271,406	\$50,000	\$321,406	\$321,406
2021	\$249,218	\$50,000	\$299,218	\$299,218
2020	\$229,537	\$50,000	\$279,537	\$279,537

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.