



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⁺⁺⁺: 2,468

Percent Complete: 100%

Land Sqft^{*}: 14,159

Land Acres^{*}: 0.3250

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:

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	D223081986		
MUNSELL DONALD W	7/13/2016	DC		
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 ⁺
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.