



Address: [402 BENJAMIN LN](#)
City: ARLINGTON
Georeference: 7789-9-2
Subdivision: COLONIAL ESTATES
Neighborhood Code: 1S0201

Latitude: 32.643312515
Longitude: -97.1094004918
TAD Map: 2120-352
MAPSCO: TAR-111E



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This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: COLONIAL ESTATES Block 9
Lot 2

Jurisdictions:

CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
ARLINGTON ISD (901)

State Code: A

Year Built: 1984

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$254,890

Protest Deadline Date: 5/24/2024

Site Number: 05026776

Site Name: COLONIAL ESTATES-9-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,260

Percent Complete: 100%

Land Sqft^{*}: 7,434

Land Acres^{*}: 0.1706

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:

SORIANO EDUARDO CASTANON
LEOS LETICIA MORALES

Primary Owner Address:

402 BENJAMIN LN
ARLINGTON, TX 76002

Deed Date: 2/5/2016

Deed Volume:

Deed Page:

Instrument: [D216024884](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ROCK SOLID INV LLC	11/5/2015	D215252385		
WHITE KENNETH L	2/13/2007	D207055520	0000000	0000000
SECRETARY OF HUD	7/6/2005	D205233790	0000000	0000000
CHASE HOME FINANCE LLC	7/5/2005	D205200138	0000000	0000000
BOAHENE EMMANUEL A	10/29/1998	00135030000254	0013503	0000254
SEC OF HUD	2/3/1998	00133690000115	0013369	0000115
MAGNA MORTGAGE CO	8/5/1997	00128730000503	0012873	0000503
CO QUANG KHAI TAN	10/7/1992	00108220001815	0010822	0001815
EDWARDS CRAIG B	6/7/1984	00078530001201	0007853	0001201
U S HOME CORP	4/6/1984	00077920001164	0007792	0001164
C I C DEVELOPMENT 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	\$187,984	\$66,906	\$254,890	\$254,890
2024	\$187,984	\$66,906	\$254,890	\$237,977
2023	\$215,705	\$20,000	\$235,705	\$216,343
2022	\$179,099	\$20,000	\$199,099	\$196,675
2021	\$158,795	\$20,000	\$178,795	\$178,795
2020	\$146,060	\$20,000	\$166,060	\$166,060

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

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- 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.