



Address: [423 BENJAMIN LN](#)
City: ARLINGTON
Georeference: 7789-10-18
Subdivision: COLONIAL ESTATES
Neighborhood Code: 1S0201

Latitude: 32.6437739606
Longitude: -97.1075415882
TAD Map: 2120-352
MAPSCO: TAR-111E



Google Map or type unknown

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

PROPERTY DATA

Legal Description: COLONIAL ESTATES Block 10
Lot 18

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

Protest Deadline Date: 5/24/2024

Site Number: 05027268

Site Name: COLONIAL ESTATES-10-18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,055

Percent Complete: 100%

Land Sqft^{*}: 8,192

Land Acres^{*}: 0.1880

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:

PEREZ ADELAIDA

Primary Owner Address:

423 BENJAMIN LN
ARLINGTON, TX 76002

Deed Date: 8/3/2017

Deed Volume:

Deed Page:

Instrument: [D217183809](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MAYS SHAWN M	4/20/2014	142-14-054885		
MAYS JAMES L EST;MAYS SHAWN M	4/23/2013	D213117433	0000000	0000000
MAYS JAMES L EST;MAYS SHAWN M	11/4/1995	00121710000616	0012171	0000616
CURZE BRYAN CAMERON	11/3/1995	00121710000613	0012171	0000613
CRUZE BRYAN C;CRUZE DORIS H	12/1/1994	00118170002390	0011817	0002390
STATE ST BANK & TRUST CO	10/4/1994	00117540000504	0011754	0000504
GAGNON BRIAN;GAGNON MELODI POLVADO	8/13/1984	00079190000624	0007919	0000624
U S HOME CORPORATION	6/20/1984	00078650000108	0007865	0000108
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	\$168,144	\$73,728	\$241,872	\$241,872
2024	\$168,144	\$73,728	\$241,872	\$241,872
2023	\$192,804	\$20,000	\$212,804	\$212,804
2022	\$160,258	\$20,000	\$180,258	\$180,258
2021	\$142,209	\$20,000	\$162,209	\$162,209
2020	\$130,893	\$20,000	\$150,893	\$150,893

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.