



Address: [403 BENJAMIN LN](#)
City: ARLINGTON
Georeference: 7789-10-27
Subdivision: COLONIAL ESTATES
Neighborhood Code: 1S0201

Latitude: 32.6437729329
Longitude: -97.1093983181
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 27

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: 05027357

Site Name: COLONIAL ESTATES-10-27

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,341

Percent Complete: 100%

Land Sqft^{*}: 7,788

Land Acres^{*}: 0.1787

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:

BROOKS JOHN

Primary Owner Address:

403 BENJAMIN LN
ARLINGTON, TX 76002-2801

Deed Date: 5/19/1995

Deed Volume: 0011977

Deed Page: 0000999

Instrument: 00119770000999

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PERRY MICHAEL WADE;PERRY STACE	7/21/1989	00096590000250	0009659	0000250
BENJAMIN FRANKLIN S & L	6/29/1989	00096590000243	0009659	0000243
FRANKLIN BENJAMIN SAVING ASSN	4/4/1989	00095650001675	0009565	0001675
CLARK CARL D;CLARK HELEN	7/26/1984	00079140000123	0007914	0000123
HEMOCRAFT ENTERPRISES CORP	4/3/1984	00077890001013	0007789	0001013
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	\$193,917	\$70,092	\$264,009	\$264,009
2024	\$193,917	\$70,092	\$264,009	\$264,009
2023	\$222,735	\$20,000	\$242,735	\$242,735
2022	\$184,650	\$20,000	\$204,650	\$204,650
2021	\$163,519	\$20,000	\$183,519	\$183,519
2020	\$130,000	\$20,000	\$150,000	\$150,000

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.