



Address: [1212 TRINITY DR](#)
City: BENBROOK
Georeference: 43775-4-14
Subdivision: TRINITY ESTATES ADDITION
Neighborhood Code: 4A300C

Latitude: 32.6678533108
Longitude: -97.4491094502
TAD Map: 2012-364
MAPSCO: TAR-087V



Google Map or type unknown

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

PROPERTY DATA

Legal Description: TRINITY ESTATES ADDITION
Block 4 Lot 14

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: 1999

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Notice Sent Date: 4/15/2025

Notice Value: \$289,000

Protest Deadline Date: 5/24/2024

Site Number: 05797810

Site Name: TRINITY ESTATES ADDITION-4-14

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,466

Percent Complete: 100%

Land Sqft^{*}: 8,500

Land Acres^{*}: 0.1951

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:

ESPARZA BERNADETTE M
BOYD MICHAEL C

Primary Owner Address:

1212 TRINITY DR
BENBROOK, TX 76126-4255

Deed Date: 4/24/2000

Deed Volume: 0014314

Deed Page: 0000379

Instrument: 00143140000379

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ABSHER BETTY A;ABSHER JOHN H JR	7/30/1999	00139410000093	0013941	0000093
BROWN ROBIN L	5/15/1999	00138230000026	0013823	0000026
LESSOR CORP	3/30/1992	00105930002149	0010593	0002149
TEXAS AMERICAN BANK FT WORTH	9/16/1987	00090710000221	0009071	0000221
C & O INVESTMENT INC	1/1/1985	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	\$198,036	\$60,000	\$258,036	\$258,036
2024	\$229,000	\$60,000	\$289,000	\$283,439
2023	\$237,000	\$60,000	\$297,000	\$257,672
2022	\$174,247	\$60,000	\$234,247	\$234,247
2021	\$174,247	\$60,000	\$234,247	\$220,000
2020	\$143,937	\$56,063	\$200,000	\$200,000

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

- 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.