



**Address:** [1228 TRINITY DR](#)  
**City:** BENBROOK  
**Georeference:** 43775-4-18  
**Subdivision:** TRINITY ESTATES ADDITION  
**Neighborhood Code:** 4A300C

**Latitude:** 32.6678585579  
**Longitude:** -97.4481449996  
**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 18

**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:** 1994

**Personal Property Account:** N/A

**Agent:** PROPERTY TAX LOCK (11667)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 05797853

**Site Name:** TRINITY ESTATES ADDITION-4-18

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,180

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,166

**Land Acres<sup>\*</sup>:** 0.1874

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

BRADEN M W  
BRADEN LORRAINE

**Primary Owner Address:**

1228 TRINITY DR  
BENBROOK, TX 76126-4208

**Deed Date:** 4/29/1999

**Deed Volume:** 0013792

**Deed Page:** 0000295

**Instrument:** 00137920000295

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CAMPBELL CLAIRE;CAMPBELL WILLIAM	8/22/1994	00117090002297	0011709	0002297
WM W HORN & ASSOC INC	2/1/1994	00114510000012	0011451	0000012
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 <sup>+</sup>
2025	\$264,448	\$60,000	\$324,448	\$324,448
2024	\$264,448	\$60,000	\$324,448	\$324,448
2023	\$258,086	\$60,000	\$318,086	\$308,550
2022	\$250,500	\$60,000	\$310,500	\$280,500
2021	\$195,000	\$60,000	\$255,000	\$255,000
2020	\$177,085	\$60,000	\$237,085	\$237,085

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.