



Address: [1204 BRAZOS DR](#)
City: BENBROOK
Georeference: 43775-4-32
Subdivision: TRINITY ESTATES ADDITION
Neighborhood Code: 4A300C

Latitude: 32.6670367226
Longitude: -97.4493887583
TAD Map: 2012-360
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 32

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: 1988

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$337,019

Protest Deadline Date: 5/24/2024

Site Number: 05798027

Site Name: TRINITY ESTATES ADDITION-4-32

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,955

Percent Complete: 100%

Land Sqft^{*}: 12,197

Land Acres^{*}: 0.2800

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:

WALTERS MICHAEL J
WALTERS VIVIAN

Primary Owner Address:

1204 BRAZOS DR
FORT WORTH, TX 76126-4249

Deed Date: 7/7/1988

Deed Volume: 0009326

Deed Page: 0000792

Instrument: 00093260000792

Previous Owners	Date	Instrument	Deed Volume	Deed Page
STEVE HAWKINS CONSTR CO INC	3/21/1988	00092480000315	0009248	0000315
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	\$277,019	\$60,000	\$337,019	\$337,019
2024	\$277,019	\$60,000	\$337,019	\$319,440
2023	\$278,338	\$60,000	\$338,338	\$290,400
2022	\$228,973	\$60,000	\$288,973	\$264,000
2021	\$180,000	\$60,000	\$240,000	\$240,000
2020	\$171,002	\$60,000	\$231,002	\$231,002

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.