



Address: [1236 RIO GRANDE DR](#)
City: BENBROOK
Georeference: 43775-9-28
Subdivision: TRINITY ESTATES ADDITION
Neighborhood Code: 4A300C

Latitude: 32.6655546488
Longitude: -97.4475000217
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 9 Lot 28

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: 1989
Personal Property Account: N/A
Agent: TEXAS PROPERTY TAX REDUCTIONS LLC (00224)
Protest Deadline Date: 5/24/2024

Site Number: 05800005
Site Name: TRINITY ESTATES ADDITION-9-28
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,800
Percent Complete: 100%
Land Sqft^{*}: 7,970
Land Acres^{*}: 0.1829
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:
KORSTIAN JOHN
KORSTIAN LILLY
Primary Owner Address:
1236 RIO GRANDE DR
BENBROOK, TX 76126-4266

Deed Date: 3/28/2008
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D208114039](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SAHBAZIAN BEHZAD	12/15/2000	00146570000442	0014657	0000442
MARTIN ELLA L; MARTIN JIM T	7/17/1998	00133230000279	0013323	0000279
RISENHOOVER KAREN; RISENHOOVER KYLE	8/31/1993	00112300001379	0011230	0001379
LOVEJOY MICHAEL T; LOVEJOY SONYA	4/24/1989	00095800001586	0009580	0001586
PARK LANE HOMES NO 2 INC	2/2/1989	00095110001080	0009511	0001080
TEXAS AMERICAN BANK FT WORTH	9/16/1987	00090710000221	0009071	0000221
CALTEX LAND & DEV CO INC	3/26/1986	00084970000958	0008497	0000958
C & O INV 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	\$176,045	\$60,000	\$236,045	\$236,045
2024	\$220,672	\$60,000	\$280,672	\$280,672
2023	\$236,430	\$60,000	\$296,430	\$282,055
2022	\$201,961	\$60,000	\$261,961	\$256,414
2021	\$173,104	\$60,000	\$233,104	\$233,104
2020	\$166,384	\$60,000	\$226,384	\$226,384

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.