



Address: [1240 RIO GRANDE DR](#)
City: BENBROOK
Georeference: 43775-9-29
Subdivision: TRINITY ESTATES ADDITION
Neighborhood Code: 4A300C

Latitude: 32.6655537825
Longitude: -97.4472423682
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 29

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: OOWNWELL INC (12140)

Protest Deadline Date: 5/24/2024

Site Number: 05800013

Site Name: TRINITY ESTATES ADDITION-9-29

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,038

Percent Complete: 100%

Land Sqft^{*}: 9,216

Land Acres^{*}: 0.2115

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

KURT EMIN
KURT YILDIZ

Primary Owner Address:

1240 RIO GRANDE DR
BENBROOK, TX 76126

Deed Date: 2/14/1989

Deed Volume: 0009516

Deed Page: 0000628

Instrument: 00095160000628

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PARK LANE HOMES #2 INC	11/29/1988	00094480001050	0009448	0001050
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	\$323,036	\$60,000	\$383,036	\$383,036
2024	\$369,000	\$60,000	\$429,000	\$429,000
2023	\$337,000	\$60,000	\$397,000	\$397,000
2022	\$322,026	\$60,000	\$382,026	\$368,178
2021	\$285,304	\$60,000	\$345,304	\$334,707
2020	\$244,279	\$60,000	\$304,279	\$304,279

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.