



**Address:** [1304 RIO GRANDE DR](#)  
**City:** BENBROOK  
**Georeference:** 43775-9-31  
**Subdivision:** TRINITY ESTATES ADDITION  
**Neighborhood Code:** 4A300C

**Latitude:** 32.6655504474  
**Longitude:** -97.4467204562  
**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 31

**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:** 1990

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 05800048

**Site Name:** TRINITY ESTATES ADDITION-9-31

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,760

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,580

**Land Acres<sup>\*</sup>:** 0.1969

**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:**

MELGREN KEVIN ARLIN

MELGREN KATHRYN

**Primary Owner Address:**

1304 RIO GRANDE DR  
BENBROOK, TX 76126

**Deed Date:** 1/17/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223009067](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CARTUS FINANCIAL CORPORATION	11/11/2022	<a href="#">D223009066</a>		
BOWMAN DANIELLE;BOWMAN TIMOTHY	10/1/2019	<a href="#">D219227498</a>		
STORY RICKY R	5/3/2001	00148780000048	0014878	0000048
WILSON GREGORY H	4/18/1996	00123410000205	0012341	0000205
ADMINISTRATOR VETERAN AFFAIRS	10/11/1995	00121680001062	0012168	0001062
PRINCIPAL RESIDENTIAL MTG INC	10/3/1995	00121210000314	0012121	0000314
TRESSLER BRENDA C	4/26/1993	00110990000247	0011099	0000247
TRESSLER BRENDA;TRESSLER FRED C JR	3/21/1991	00102140002103	0010214	0002103
AKINS NEIL W;AKINS PHYLLIS W	4/11/1990	00099080001803	0009908	0001803
WILLIAM W HORN & ASSOC INC	1/22/1990	00098340002216	0009834	0002216
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 <sup>+</sup>
2025	\$381,422	\$60,000	\$441,422	\$441,422
2024	\$381,422	\$60,000	\$441,422	\$441,422
2023	\$343,847	\$60,000	\$403,847	\$403,847
2022	\$306,481	\$60,000	\$366,481	\$366,481
2021	\$269,160	\$60,000	\$329,160	\$329,160
2020	\$222,230	\$60,000	\$282,230	\$282,230

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

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- 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.