



Address: [86 RED RIVER DR](#)
City: BENBROOK
Georeference: 43775-10-4
Subdivision: TRINITY ESTATES ADDITION
Neighborhood Code: 4A300D

Latitude: 32.6678236368
Longitude: -97.4422299339
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 10 Lot 4

Jurisdictions:
CITY OF BENBROOK (003)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

State Code: D1

Year Built: 0

Personal Property Account: N/A

Agent: JAMES A RYFFEL (00246)

Protest Deadline Date: 8/16/2024

Site Number: 05800781

Site Name: TRINITY ESTATES ADDITION-10-4

Site Class: ResAg - Residential - Agricultural

Parcels: 1

Approximate Size⁺⁺⁺: 0

Percent Complete: 0%

Land Sqft^{*}: 8,681

Land Acres^{*}: 0.1992

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:
TRINITY ESTATES DEVELOPMENT COMPANY LLC

Primary Owner Address:
5137 DAVIS BLVD
FORT WORTH, TX 76180

Deed Date: 10/28/2022

Deed Volume:

Deed Page:

Instrument: [D222259897](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TRINITY RIVER ESTATES LP	10/30/2001	00153530000069	0015353	0000069
WOODCREST ENTERPRISES INC	6/6/1995	00119950001908	0011995	0001908
WHITMAN-DOME ENERGY CORP	12/17/1992	00108890001428	0010889	0001428
TEXAS AMERICAN BANK FT WORTH	9/16/1987	00090710000205	0009071	0000205
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	\$0	\$6,800	\$6,800	\$15
2024	\$0	\$6,800	\$6,800	\$15
2023	\$0	\$6,800	\$6,800	\$16
2022	\$0	\$680	\$680	\$16
2021	\$0	\$680	\$680	\$680
2020	\$0	\$680	\$680	\$680

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

- AGRICULTURAL 1D1 23.51

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.