



**Address:** [70 RED RIVER DR](#)  
**City:** BENBROOK  
**Georeference:** 43775-10-8  
**Subdivision:** TRINITY ESTATES ADDITION  
**Neighborhood Code:** 4A300D

**Latitude:** 32.6673214128  
**Longitude:** -97.4414626479  
**TAD Map:** 2018-360  
**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 10 Lot 8

**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:** 05800846

**Site Name:** TRINITY ESTATES ADDITION-10-8

**Site Class:** ResAg - Residential - Agricultural

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 0

**Percent Complete:** 0%

**Land Sqft<sup>\*</sup>:** 10,822

**Land Acres<sup>\*</sup>:** 0.2484

**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:**

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 <sup>+</sup>
2025	\$0	\$7,600	\$7,600	\$18
2024	\$0	\$7,600	\$7,600	\$18
2023	\$0	\$7,600	\$7,600	\$20
2022	\$0	\$760	\$760	\$20
2021	\$0	\$760	\$760	\$760
2020	\$0	\$760	\$760	\$760

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.