



**Address:** [1304 VERNON CASTLE AVE](#)  
**City:** BENBROOK  
**Georeference:** 43779-2-2  
**Subdivision:** TRINITY GARDENS - BENBROOK  
**Neighborhood Code:** 4A300C

**Latitude:** 32.6686368024  
**Longitude:** -97.4483801084  
**TAD Map:** 2012-364  
**MAPSCO:** TAR-087R



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** TRINITY GARDENS - BENBROOK Block 2 Lot 2

**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:** 2003  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 40188574  
**Site Name:** TRINITY GARDENS - BENBROOK-2-2  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,984  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 8,400  
**Land Acres<sup>\*</sup>:** 0.1928  
**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:**  
ROBINSON MELISSA C  
**Primary Owner Address:**  
7516 KATHY LN  
BENBROOK, TX 76126

**Deed Date:** 11/5/2008  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D208421732](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MENDOZA MICHAEL	11/21/2003	<a href="#">D203441585</a>	0000000	0000000
CHOICE HOMES INC	8/5/2003	<a href="#">D203284909</a>	0017025	0000299
TRINITY GARDENS LP	1/1/2002	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	\$326,666	\$60,000	\$386,666	\$386,666
2024	\$326,666	\$60,000	\$386,666	\$386,666
2023	\$327,180	\$60,000	\$387,180	\$344,903
2022	\$268,457	\$60,000	\$328,457	\$313,548
2021	\$235,727	\$60,000	\$295,727	\$285,044
2020	\$199,474	\$60,000	\$259,474	\$259,131

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

There are no exemptions for this property

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.