



**Address:** [1512 VERNON CASTLE AVE](#)  
**City:** BENBROOK  
**Georeference:** 43779-2-16  
**Subdivision:** TRINITY GARDENS - BENBROOK  
**Neighborhood Code:** 4A300C

**Latitude:** 32.6686629929  
**Longitude:** -97.4448949457  
**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 16

**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:** 2004

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

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

**Site Number:** 40188736

**Site Name:** TRINITY GARDENS - BENBROOK-2-16

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,027

**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:**

LOUER RON  
LOUER CHRIS

**Primary Owner Address:**

1512 VERNON CASTLE AVE  
FORT WORTH, TX 76126

**Deed Date:** 6/3/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222144910](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SPEAR BRITTA;SPEAR CHRISTOPHER	11/25/2013	<a href="#">D213304572</a>	0000000	0000000
NIKODYM FRANK;NIKODYM KATHERINE	11/13/2006	<a href="#">D206371828</a>	0000000	0000000
US BANK NATIONAL ASSOC	8/1/2006	<a href="#">D206251231</a>	0000000	0000000
ALEXANDER SARAH	1/4/2005	<a href="#">D205012702</a>	0000000	0000000
CHOICE HOMES INC	8/10/2004	<a href="#">D204249526</a>	0000000	0000000
TRINITY GARDENS LP	1/1/2002	000000000000000	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	\$330,449	\$60,000	\$390,449	\$390,449
2024	\$330,449	\$60,000	\$390,449	\$390,449
2023	\$330,957	\$60,000	\$390,957	\$390,957
2022	\$271,347	\$60,000	\$331,347	\$275,000
2021	\$190,000	\$60,000	\$250,000	\$250,000
2020	\$190,000	\$60,000	\$250,000	\$250,000

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.