



**Address:** [1160 SNIPE CT](#)  
**City:** BENBROOK  
**Georeference:** 43779-4-11  
**Subdivision:** TRINITY GARDENS - BENBROOK  
**Neighborhood Code:** 4A300C

**Latitude:** 32.6696448332  
**Longitude:** -97.448727312  
**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 4 Lot 11

**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:** OOWNWELL INC (12140)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$400,159

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

**Site Number:** 40189244

**Site Name:** TRINITY GARDENS - BENBROOK-4-11

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,193

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,775

**Land Acres<sup>\*</sup>:** 0.2703

**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:**

SPHAR TIMOTHY J  
SPHAR JULIA L

**Primary Owner Address:**

1160 SNIPE CT  
BENBROOK, TX 76126

**Deed Date:** 3/17/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221072269](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ROEMER MICHAEL K;ROEMER NANCY K	12/15/2011	<a href="#">D211303111</a>	0000000	0000000
MIRANDA ANDRE;MIRANDA CARL C	12/30/2003	<a href="#">D203476026</a>	0000000	0000000
CHOICE HOMES INC	9/23/2003	<a href="#">D203357649</a>	0000000	0000000
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	\$260,204	\$60,000	\$320,204	\$320,204
2024	\$340,159	\$60,000	\$400,159	\$359,370
2023	\$340,692	\$60,000	\$400,692	\$326,700
2022	\$237,000	\$60,000	\$297,000	\$297,000
2021	\$245,284	\$60,000	\$305,284	\$294,207
2020	\$207,461	\$60,000	\$267,461	\$267,461

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.