



Address: [1173 SNIPE CT](#)
City: BENBROOK
Georeference: 43779-4-15
Subdivision: TRINITY GARDENS - BENBROOK
Neighborhood Code: 4A300C

Latitude: 32.6690294069
Longitude: -97.4482340172
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 15

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

Notice Sent Date: 4/15/2025

Notice Value: \$381,040

Protest Deadline Date: 5/24/2024

Site Number: 40189287

Site Name: TRINITY GARDENS - BENBROOK-4-15

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,918

Percent Complete: 100%

Land Sqft^{*}: 9,274

Land Acres^{*}: 0.2129

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:

BELL JANICE

Primary Owner Address:

1173 SNIPE CT
BENBROOK, TX 76126-4285

Deed Date: 11/5/2017

Deed Volume:

Deed Page:

Instrument: 142-17-162947

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BELL JANICE;BELL RICHARD M	9/4/2009	D209245665	0000000	0000000
CHRISTMAN CAROLYN K	3/29/2007	D207116303	0000000	0000000
MELTON ANTHONY;MELTON SUSAN J	12/19/2003	D203467711	0000000	0000000
CHOICE HOMES INC	10/14/2003	D203386420	0000000	0000000
TRINITY GARDENS LP	1/1/2002	0000000000000000	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	\$321,040	\$60,000	\$381,040	\$381,040
2024	\$321,040	\$60,000	\$381,040	\$372,320
2023	\$321,543	\$60,000	\$381,543	\$338,473
2022	\$263,773	\$60,000	\$323,773	\$307,703
2021	\$231,575	\$60,000	\$291,575	\$279,730
2020	\$195,909	\$60,000	\$255,909	\$254,300

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.