



Image not found or type unknown

Address: [1172 BRIAR CREEK DR](#)
City: BENBROOK
Georeference: 43779-4-16
Subdivision: TRINITY GARDENS - BENBROOK
Neighborhood Code: 4A300C

Latitude: 32.6690573368
Longitude: -97.4477910926
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 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: 2003

Personal Property Account: N/A

Agent: None

Notice Sent Date: 5/1/2025

Notice Value: \$385,145

Protest Deadline Date: 5/24/2024

Site Number: 40189295

Site Name: TRINITY GARDENS - BENBROOK-4-16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,970

Percent Complete: 100%

Land Sqft^{*}: 12,482

Land Acres^{*}: 0.2865

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:

SIPMA LESTER A
GONZALEZ ESPANA AURORA

Primary Owner Address:

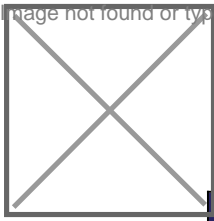
1172 BRIAR CREEK DR
BENBROOK, TX 76126-3802

Deed Date: 7/25/2003

Deed Volume: 0016997

Deed Page: 0000086

Instrument: [D203275976](#)



| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|--------------------|----------|----------------|-------------|-----------|
| CHOICE HOMES INC | 5/6/2003 | 00166760000061 | 0016676 | 0000061 |
| 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 ⁺ |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$325,145 | \$60,000 | \$385,145 | \$385,145 |
| 2024 | \$325,145 | \$60,000 | \$385,145 | \$377,980 |
| 2023 | \$325,655 | \$60,000 | \$385,655 | \$343,618 |
| 2022 | \$267,124 | \$60,000 | \$327,124 | \$312,380 |
| 2021 | \$234,502 | \$60,000 | \$294,502 | \$283,982 |
| 2020 | \$198,368 | \$60,000 | \$258,368 | \$258,165 |

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.