



Address: [1204 TRINITY DR](#)
City: BENBROOK
Georeference: 43775-4-12R
Subdivision: TRINITY ESTATES ADDITION
Neighborhood Code: 4A300C

Latitude: 32.6678488303
Longitude: -97.4494611723
TAD Map: 2012-364
MAPSCO: TAR-087V



Google Map or type unknown

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

PROPERTY DATA

Legal Description: TRINITY ESTATES ADDITION
Block 4 Lot 12R

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: None
Protest Deadline Date: 5/24/2024

Site Number: 40616231
Site Name: TRINITY ESTATES ADDITION-4-12R
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,370
Percent Complete: 100%
Land Sqft^{*}: 17,173
Land Acres^{*}: 0.3942
Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
BROWN TRACY
Primary Owner Address:
1204 TRINITY DR
BENBROOK, TX 76126

Deed Date: 11/22/2017
Deed Volume:
Deed Page:
Instrument: [D221326293](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BALLI JULIET R	3/11/2010	0000000000000000	0000000	0000000
BALLI JULIET;BALLI RAMON EST	1/1/2004	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	\$330,000	\$90,000	\$420,000	\$420,000
2024	\$330,000	\$90,000	\$420,000	\$420,000
2023	\$371,350	\$90,000	\$461,350	\$387,200
2022	\$276,160	\$90,000	\$366,160	\$352,000
2021	\$230,000	\$90,000	\$320,000	\$320,000
2020	\$215,000	\$90,000	\$305,000	\$305,000

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.