



**Address:** [1220 TRINITY DR](#)  
**City:** BENBROOK  
**Georeference:** 43775-4-16  
**Subdivision:** TRINITY ESTATES ADDITION  
**Neighborhood Code:** 4A300C

**Latitude:** 32.6678569333  
**Longitude:** -97.4486270957  
**TAD Map:**  
**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 16 & 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:** 1988  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$411,785  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 800018808  
**Site Name:** TRINITY ESTATES ADDITION Block 4 Lot 16 & 15  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,204  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 17,424  
**Land Acres<sup>\*</sup>:** 0.4000  
**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:**  
BUTORAC NATHAN GEORGE  
**Primary Owner Address:**  
1220 TRINITY DR  
BENBROOK, TX 76126

**Deed Date:** 8/30/2024  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D224155731](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SIMMONS JAMES JOSEPH;SIMMONS STEPHANIE L	7/9/2021	<a href="#">D221199657</a>		
MASHBURN JENNIFER L;MASHBURN JONATHAN J	10/31/2016	<a href="#">D216257628</a>		

## 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	\$291,785	\$120,000	\$411,785	\$411,785
2024	\$291,785	\$120,000	\$411,785	\$400,400
2023	\$244,000	\$120,000	\$364,000	\$364,000
2022	\$241,211	\$60,000	\$301,211	\$301,211
2021	\$212,391	\$60,000	\$272,391	\$264,209
2020	\$180,190	\$60,000	\$240,190	\$240,190

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.