



**Address:** [728 BEN LAKE TR](#)  
**City:** FORT WORTH  
**Georeference:** 43796T-G-15  
**Subdivision:** TRINITY OAKS  
**Neighborhood Code:** 1B200W

**Latitude:** 32.7691088688  
**Longitude:** -97.1735462018  
**TAD Map:** 2096-400  
**MAPSCO:** TAR-067T



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** TRINITY OAKS Block G Lot 15

**Jurisdictions:**

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- FORT WORTH ISD (905)

**State Code:** A  
**Year Built:** 2019  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 800026875  
**Site Name:** TRINITY OAKS G 15  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,802  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,099  
**Land Acres<sup>\*</sup>:** 0.1400  
**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:**

DAVIS JOE SR  
YARBROUGH COMEISHEAN

**Primary Owner Address:**  
728 BEN LAKE TRL  
FORT WORTH, TX 76120

**Deed Date:** 4/17/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223065124](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TORRES RAUL L	4/12/2019	<a href="#">D219076540</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	\$300,474	\$60,000	\$360,474	\$360,474
2024	\$300,474	\$60,000	\$360,474	\$360,474
2023	\$289,358	\$60,000	\$349,358	\$301,011
2022	\$263,303	\$40,000	\$303,303	\$273,646
2021	\$208,769	\$40,000	\$248,769	\$248,769
2020	\$209,293	\$40,000	\$249,293	\$249,293

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)
- DISABLED VET 70 to 99 PCT 11.22
- HOMESTEAD DISABLED PERSON 11.13 (c )
- DISABLED VET 100 PCT 11.131 - T&P

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.