

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 42311223

Address: 620 BEN LAKE TR

City: FORT WORTH

Georeference: 43796T-G-26 Subdivision: TRINITY OAKS Neighborhood Code: 1B200W Latitude: 32.7706280026 Longitude: -97.1735357993

**TAD Map:** 2096-400 **MAPSCO:** TAR-067T



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

## **PROPERTY DATA**

Legal Description: TRINITY OAKS Block G Lot 26

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: 800026871

Site Name: TRINITY OAKS G 26

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,805
Percent Complete: 100%

**Land Sqft\*:** 5,663 **Land Acres\*:** 0.1300

Pool: N

+++ Rounded.

## **OWNER INFORMATION**

Current Owner: TROEUNG LEAP

Primary Owner Address:

620 BEN LAKE TRL FORT WORTH, TX 76120 **Deed Date:** 9/25/2019 **Deed Volume:** 

Deed Page:

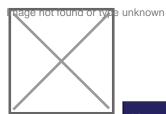
**Instrument:** <u>D219219609</u>

## **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. <u>Tarrant County Tax Office Account Information</u>.

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<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$300,023	\$60,000	\$360,023	\$360,023
2024	\$300,023	\$60,000	\$360,023	\$360,023
2023	\$288,894	\$60,000	\$348,894	\$348,894
2022	\$262,812	\$40,000	\$302,812	\$302,812
2021	\$208,225	\$40,000	\$248,225	\$248,225
2020	\$208,747	\$40,000	\$248,747	\$248,747

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **EXEMPTIONS / SPECIAL APPRAISAL**

There are no exemptions for this property

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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.