



Address: [605 BENEDICT LN](#)
City: ARLINGTON
Georeference: 7789-13-20
Subdivision: COLONIAL ESTATES
Neighborhood Code: 1S0201

Latitude: 32.6437782439
Longitude: -97.1040161736
TAD Map: 2120-352
MAPSCO: TAR-111F



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

PROPERTY DATA

Legal Description: COLONIAL ESTATES Block 13
Lot 20

Jurisdictions:

- CITY OF ARLINGTON (024)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- ARLINGTON ISD (901)

State Code: A

Year Built: 1984

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

+++ Rounded.

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

Site Number: 00577723

Site Name: COLONIAL ESTATES-13-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 944

Percent Complete: 100%

Land Sqft*: 7,707

Land Acres*: 0.1769

Pool: N

OWNER INFORMATION



Current Owner:

HASAN FAMILY REV TRUST

Primary Owner Address:

1900 EMPIRE CIR
ARLINGTON, TX 76002

Deed Date: 5/17/2014

Deed Volume:

Deed Page:

Instrument: [D214166473](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SYED HASAN;SYED KANIZ SYED	4/19/2013	D213105398	0000000	0000000
FANNIE MAE	4/2/2013	D213084810	0000000	0000000
GMAC MORTGAGE CORP LLC	1/7/2013	D213008453	0000000	0000000
BEASON AMY	2/22/2006	D206060181	0000000	0000000
TUBB CHEYENNE	2/26/1999	00136820000312	0013682	0000312
STUMBO PHILLIP D	7/17/1995	00120340001198	0012034	0001198
HUFFSTUTTLER MICHAEL WAYNE	1/1/1901	00000000000000	0000000	0000000
COLONIAL BEND ESTATES	12/31/1900	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	\$0	\$0	\$0	\$0
2024	\$145,637	\$69,363	\$215,000	\$215,000
2023	\$176,149	\$20,000	\$196,149	\$196,149
2022	\$129,149	\$20,000	\$149,149	\$149,149
2021	\$129,149	\$20,000	\$149,149	\$149,149
2020	\$99,000	\$20,000	\$119,000	\$119,000

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



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.