



Address: [1300 COLORADO DR](#)
City: BENBROOK
Georeference: 43775-2-1
Subdivision: TRINITY ESTATES ADDITION
Neighborhood Code: 4A300C

Latitude: 32.6679124485
Longitude: -97.4524505888
TAD Map: 2012-364
MAPSCO: TAR-087Q



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

PROPERTY DATA

Legal Description: TRINITY ESTATES ADDITION
Block 2 Lot 1

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: 1984

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 03178846

Site Name: TRINITY ESTATES ADDITION-2-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,709

Percent Complete: 100%

Land Sqft^{*}: 5,750

Land Acres^{*}: 0.1320

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION



Current Owner:
ERDMAN CANDACE R
Primary Owner Address:
1300 COLORADO DR
BENBROOK, TX 76126-4202

Deed Date: 8/19/2002
Deed Volume: 0015914
Deed Page: 0000143
Instrument: 00159140000143

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LUCAS CHERYL;LUCAS DAVID ALLAN	6/27/1997	00128270000069	0012827	0000069
MORGAN THOMAS E	1/20/1988	00091850001492	0009185	0001492
TEXAS AMERICAN BANK/FT W	10/30/1987	00091240002400	0009124	0002400
FEDERAL HOME LOAN MORTGAGE CO	9/9/1987	00090720000787	0009072	0000787
TEXAS AMERICAN BANK/F W	9/1/1987	00090530002346	0009053	0002346
OZENBAUGH;OZENBAUGH DONALD W JR	8/8/1985	00082700002230	0008270	0002230
CALTEX LAND & DEVELOPMENT CO	6/15/1984	00078620000800	0007862	0000800
LOY MING LIMITED	12/31/1900	00074290001705	0007429	0001705
BELGIAN AMERICN INV	12/30/1900	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	\$237,944	\$60,000	\$297,944	\$297,944
2023	\$239,144	\$60,000	\$299,144	\$276,371
2022	\$197,055	\$60,000	\$257,055	\$251,246
2021	\$173,728	\$60,000	\$233,728	\$228,405
2020	\$147,641	\$60,000	\$207,641	\$207,641

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.