

Tarrant Appraisal District Property Information | PDF Account Number: 03178846

Address: <u>1300 COLORADO DR</u>

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

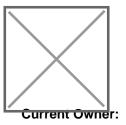
Year Built: 1984 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 03178846 Site Name: TRINITY ESTATES ADDITION-2-1 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size⁺⁺⁺: 1,709 Percent Complete: 100% Land Sqft^{*}: 5,750 Land Acres^{*}: 0.1320 Pool: N

+++ Rounded.

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

OWNER INFORMATION

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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	000000000000000	000000	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. <u>Tarrant County Tax Office Account Information</u>.

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.