



**Address:** [100 TRINITY CT](#)  
**City:** FORT WORTH  
**Georeference:** 43770--3  
**Subdivision:** TRINITY CANAL IND PK ADDITION  
**Neighborhood Code:** APT-Woodhaven

**Latitude:** 32.7815766223  
**Longitude:** -97.2002191922  
**TAD Map:** 2090-404  
**MAPSCO:** TAR-066L



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

## PROPERTY DATA

**Legal Description:** TRINITY CANAL IND PK ADDITION Lot 3

**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:** C1C

**Year Built:** 0

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

+++ Rounded.

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

**Site Number:** 80409997

**Site Name:** MALLARD COVE PARK

**Site Class:** ExGovt - Exempt-Government

**Parcels:** 4

**Primary Building Name:**

**Primary Building Type:**

**Gross Building Area<sup>+++</sup>:** 0

**Net Leasable Area<sup>+++</sup>:** 0

**Percent Complete:** 0%

**Land Sqft<sup>\*</sup>:** 174,240

**Land Acres<sup>\*</sup>:** 4.0000

**Pool:** N



## OWNER INFORMATION

**Current Owner:**  
FORT WORTH CITY OF  
**Primary Owner Address:**  
200 TEXAS ST  
FT WORTH, TX 76102-6311

**Deed Date:** 1/19/2005  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D205019106](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MALLARD COVE LP	1/30/2003	00163860000018	0016386	0000018
TURNER A TURNER TR ETAL;TURNER WM	8/4/1995	00120540000534	0012054	0000534
TURNER GLONDA;TURNER WILLIAM ROWAN	4/19/1991	00102330000053	0010233	0000053
SRO ASPHALT INC	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$0	\$87,120	\$87,120	\$87,120
2023	\$0	\$87,120	\$87,120	\$87,120
2022	\$0	\$87,120	\$87,120	\$87,120
2021	\$0	\$87,120	\$87,120	\$87,120
2020	\$0	\$87,120	\$87,120	\$87,120

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

- PUBLIC PROPERTY 11.11

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.