



Account Number: 04990439

Address: 100 TRINITY CT
City: FORT WORTH

LOCATION

Georeference: 43770--1A1A

Subdivision: TRINITY CANAL IND PK ADDITION

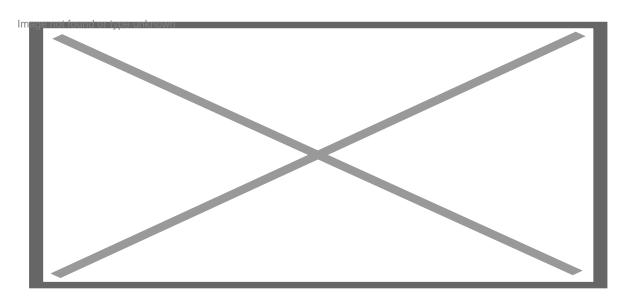
Neighborhood Code: APT-Woodhaven

e unknown

Latitude: 32.783855466 **Longitude:** -97.2004339522

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 1A1A

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+++: 0
Net Leasable Area+++: 0
Percent Complete: 0%
Land Sqft*: 729,891
Land Acres*: 16.7560

Pool: N

03-17-2025 Page 1



OWNER INFORMATION

 Current Owner:
 Deed Date: 1/19/2005

 FORT WORTH CITY OF
 Deed Volume: 0000000

 Primary Owner Address:
 Deed Page: 0000000

 200 TEXAS ST
 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	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	\$0	\$364,946	\$364,946	\$364,946
2023	\$0	\$364,946	\$364,946	\$364,946
2022	\$0	\$364,946	\$364,946	\$364,946
2021	\$0	\$364,946	\$364,946	\$364,946
2020	\$0	\$364,946	\$364,946	\$364,946

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

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.

03-17-2025 Page 2

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