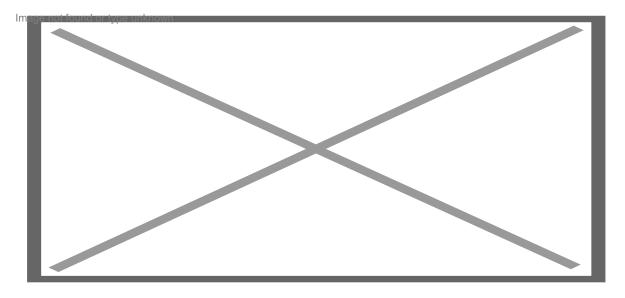


# Tarrant Appraisal District Property Information | PDF Account Number: 04990439

# Address: 100 TRINITY CT

City: FORT WORTH Georeference: 43770--1A1A Subdivision: TRINITY CANAL IND PK ADDITION Neighborhood Code: APT-Woodhaven 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<sup>+++</sup>: 0 Net Leasable Area<sup>+++</sup>: 0 Percent Complete: 0% Land Sqft<sup>\*</sup>: 729,891 Land Acres<sup>\*</sup>: 16.7560 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	12/31/1900	000000000000000000000000000000000000000	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. 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.

+ 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.