



**Address:** [100 TRINITY CT](#)  
**City:** FORT WORTH  
**Georeference:** 43770--1B  
**Subdivision:** TRINITY CANAL IND PK ADDITION  
**Neighborhood Code:** Community Facility General

**Latitude:** 32.7881477495  
**Longitude:** -97.2000824909  
**TAD Map:** 2090-408  
**MAPSCO:** TAR-066G



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

## PROPERTY DATA

**Legal Description:** TRINITY CANAL IND PK  
ADDITION Lot 1B

**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:** 2010

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 80435432

**Site Name:** MALLARD COVE PARK

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

**Parcels:** 3

**Primary Building Name:** MALLARD COVE PARK / 04905881

**Primary Building Type:** Commercial

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

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

**Percent Complete:** 0%

**Land Sqft<sup>\*</sup>:** 271,378

**Land Acres<sup>\*</sup>:** 6.2300

**Pool:** N

<sup>+++</sup> Rounded.

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



## OWNER INFORMATION

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**Current Owner:**

FORT WORTH CITY OF

**Primary Owner Address:**

200 TEXAS ST  
FT WORTH, TX 76102-6311

**Deed Date:** 2/12/2003

**Deed Volume:** 0016405

**Deed Page:** 0000129

**Instrument:** 00164050000129

## VALUES

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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	\$94,983	\$94,983	\$94,983
2023	\$0	\$94,983	\$94,983	\$94,983
2022	\$0	\$94,983	\$94,983	\$94,983
2021	\$0	\$94,983	\$94,983	\$94,983
2020	\$0	\$94,983	\$94,983	\$94,983

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

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- 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.