



**Address:** [2701 TRINITY TRAIL WAY](#)  
**City:** FORT WORTH  
**Georeference:** 23264F-2-10  
**Subdivision:** LAKES OF RIVER TRAILS EAST  
**Neighborhood Code:** 3T010L

**Latitude:** 32.7963879631  
**Longitude:** -97.177615588  
**TAD Map:** 2096-408  
**MAPSCO:** TAR-067B



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

## PROPERTY DATA

**Legal Description:** LAKES OF RIVER TRAILS EAST  
Block 2 Lot 10

**Jurisdictions:**

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- HURST-EULESS-BEDFORD ISD (916)

**State Code:** A

**Year Built:** 2018

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 800034623

**Site Name:** LAKES OF RIVER TRAILS EAST 2 10

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,210

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,445

**Land Acres<sup>\*</sup>:** 0.1770

**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

**Current Owner:**  
TCH TRINITY CUSTOM HOMES LLC  
**Primary Owner Address:**  
PO BOX 185104  
FORT WORTH, TX 76181-0104

**Deed Date:** 8/13/2018  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D218182887](#)

## 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 | \$575,504          | \$65,340    | \$640,844    | \$640,844                    |
| 2024 | \$575,504          | \$65,340    | \$640,844    | \$640,844                    |
| 2023 | \$548,978          | \$65,340    | \$614,318    | \$614,318                    |
| 2022 | \$427,359          | \$65,340    | \$492,699    | \$492,699                    |
| 2021 | \$393,821          | \$75,000    | \$468,821    | \$468,821                    |
| 2020 | \$349,265          | \$75,000    | \$424,265    | \$424,265                    |

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

There are no exemptions for this property

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.