



**Address:** [7401 TRIMBLE DR](#)  
**City:** FORT WORTH  
**Georeference:** 16820-46-27  
**Subdivision:** HALLMARK ADDITION  
**Neighborhood Code:** 1E060C

**Latitude:** 32.6390144879  
**Longitude:** -97.331432252  
**TAD Map:** 2048-352  
**MAPSCO:** TAR-105E



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** HALLMARK ADDITION Block 46  
Lot 27

**Jurisdictions:**  
CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
EVERMAN ISD (904)

**State Code:** A  
**Year Built:** 1966  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$272,282  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 01157590  
**Site Name:** HALLMARK ADDITION-46-27  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,104  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 9,960  
**Land Acres<sup>\*</sup>:** 0.2286  
**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:**  
TURNKEY DEVELOPMENT GROUP LLC  
**Primary Owner Address:**  
1220 KENNEDALE SUBLET RD  
KENNEDEALE, TX 76060

**Deed Date:** 8/13/2024  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D224146133](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
REVIVE DFW LLC	8/12/2024	<a href="#">D224145568</a>		
MCKAY CATHERINE H;MCKAY JOHN D	10/20/2016	<a href="#">D216246796</a>		
AARON KINN LLC	6/23/2016	<a href="#">D216137141</a>		
REEVES JARRELL C;REEVES MARICIA	12/31/1900	00057450000675	0005745	0000675

## 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	\$242,282	\$30,000	\$272,282	\$272,282
2024	\$242,282	\$30,000	\$272,282	\$187,000
2023	\$140,000	\$30,000	\$170,000	\$170,000
2022	\$139,377	\$30,000	\$169,377	\$156,918
2021	\$112,653	\$30,000	\$142,653	\$142,653
2020	\$155,045	\$30,000	\$185,045	\$176,276

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.