



Address: [2701 TRINITY VALLEY CT](#)
City: FORT WORTH
Georeference: 39730-18-36
Subdivision: SOUTHWEST HILLS ADDITION
Neighborhood Code: 4S120R

Latitude: 32.658348467
Longitude: -97.3591219978
TAD Map: 2042-360
MAPSCO: TAR-090X



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SOUTHWEST HILLS ADDITION
Block 18 Lot 36

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: A
Year Built: 1971
Personal Property Account: N/A
Agent: CHANDLER CROUCH (11730)
Protest Deadline Date: 5/24/2024

Site Number: 02909715
Site Name: SOUTHWEST HILLS ADDITION-18-36
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size+++: 1,414
Percent Complete: 100%
Land Sqft* : 8,540
Land Acres* : 0.1960
Pool: N

+++ Rounded.
* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
ESPINOZA LAURA
HERERRA ARTHUR
Primary Owner Address:
2701 TRINITY VALLEY CT
FORT WORTH, TX 76133

Deed Date: 4/27/2017
Deed Volume:
Deed Page:
Instrument: [D217122416](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHANG BENJAMIN;CHANG HELEN C	7/24/2007	D207266592	0000000	0000000
CHANG BENJAMIN P;CHANG HELEN	12/31/1900	0000000000000000	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	\$117,082	\$30,000	\$147,082	\$147,082
2024	\$117,082	\$30,000	\$147,082	\$147,082
2023	\$126,371	\$30,000	\$156,371	\$156,371
2022	\$106,679	\$30,000	\$136,679	\$136,679
2021	\$80,000	\$30,000	\$110,000	\$110,000
2020	\$80,000	\$30,000	\$110,000	\$110,000

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.