



**Address:** [13401 TRINITY BLVD](#)  
**City:** FORT WORTH  
**Georeference:** A 279-1J  
**Subdivision:** COUCH, G W SURVEY  
**Neighborhood Code:** OFC-North Arlington

**Latitude:** 32.8202875082  
**Longitude:** -97.0763033282  
**TAD Map:** 2126-416  
**MAPSCO:** TAR-056S



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** COUCH, G W SURVEY Abstract  
279 Tract 1J

**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:** F1

**Year Built:** 1955

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$18,819

**Protest Deadline Date:** 5/31/2024

**Site Number:** 80876149

**Site Name:** ARCHITESTS

**Site Class:** OFCLowRise - Office-Low Rise

**Parcels:** 2

**Primary Building Name:** ARCHITECT FIRM / 03809714

**Primary Building Type:** Commercial

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

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

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,273

**Land Acres<sup>\*</sup>:** 0.1440

**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:**

DREAMLAND JOINT COALITION LLC

**Primary Owner Address:**

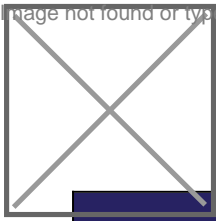
362 KYRA CT  
COPPELL, TX 75019

**Deed Date:** 2/24/2025

**Deed Volume:**

**Deed Page:**

**Instrument:** [D225030516](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
RITTER DEEN ERWIN	1/30/2025	<a href="#">D225016852</a>		
RITTER DAVID E	7/26/2005	<a href="#">D205223843</a>	0000000	0000000
RITTER DEEN ERWIN	1/3/2000	00142000000142	0014200	0000142
REAVES J WALLACE;REAVES RONALD E	1/5/1995	00123040001751	0012304	0001751
SEETON BETTY JO ETAL	12/31/1900	000000000000000	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 <sup>+</sup>
2025	\$0	\$18,819	\$18,819	\$18,819
2024	\$0	\$18,819	\$18,819	\$18,819
2023	\$0	\$18,819	\$18,819	\$18,819
2022	\$0	\$18,819	\$18,819	\$18,819
2021	\$0	\$18,819	\$18,819	\$18,819
2020	\$0	\$18,819	\$18,819	\$18,819

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.