



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

Latitude: 32.8205511795
Longitude: -97.0760722691
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 1K

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: \$213,807

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⁺⁺⁺: 1,767

Net Leasable Area⁺⁺⁺: 1,767

Percent Complete: 100%

Land Sqft^{*}: 38,159

Land Acres^{*}: 0.8760

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:

DREAMLAND JOINT COALITION LLC

Primary Owner Address:

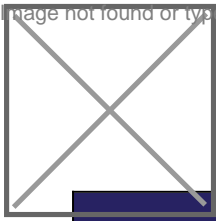
362 KYRA CT
COPPELL, TX 75019

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	D225016852		
RITTER DAVID E	7/26/2005	D205223843	0000000	0000000
RITTER DEEN ERWIN	1/3/2000	D200022922	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 ⁺
2025	\$61,171	\$152,636	\$213,807	\$213,807
2024	\$61,171	\$152,636	\$213,807	\$213,807
2023	\$61,171	\$152,636	\$213,807	\$213,807
2022	\$61,171	\$152,636	\$213,807	\$213,807
2021	\$61,171	\$152,636	\$213,807	\$213,807
2020	\$61,171	\$152,636	\$213,807	\$213,807

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.