



**Address:** [13849 E RIVIERA DR](#)  
**City:** FORT WORTH  
**Georeference:** 41847-14-31  
**Subdivision:** THOMAS CROSSING ADDITION  
**Neighborhood Code:** 1A030A

**Latitude:** 32.5557519675  
**Longitude:** -97.2941907484  
**TAD Map:** 2060-320  
**MAPSCO:** TAR-120W



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** THOMAS CROSSING ADDITION  
Block 14 Lot 31

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
BURLESON ISD (922)

**State Code:** A

**Year Built:** 2001

**Personal Property Account:** N/A

**Agent:** PROPERTY TAX ASSISTANCE INC (00076)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$462,945

**Protest Deadline Date:** 5/24/2024

**Site Number:** 07218168

**Site Name:** THOMAS CROSSING ADDITION-14-31

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,453

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,612

**Land Acres<sup>\*</sup>:** 0.2436

**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:**

JAMES H TRINKLE REVOCABLE TRUST

**Primary Owner Address:**

13849 E RIVIERA DR  
BURLESON, TX 76028

**Deed Date:** 5/30/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218119762](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TRINKLE JAMES H;TRINKLE MARILYN	4/18/2001	00148500000139	0014850	0000139
THOMAS CROSSING LLC	1/1/1998	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	\$372,945	\$90,000	\$462,945	\$462,945
2024	\$372,945	\$90,000	\$462,945	\$430,339
2023	\$345,814	\$90,000	\$435,814	\$391,217
2022	\$289,392	\$80,000	\$369,392	\$355,652
2021	\$243,320	\$80,000	\$323,320	\$323,320
2020	\$218,000	\$80,000	\$298,000	\$298,000

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

- HOMESTEAD GENERAL 11.13(b)

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.