



Address: [3821 TRINITY TERRACE LN](#)
City: FORT WORTH
Georeference: 43796H-2-1
Subdivision: TRINITY PARC ADDITION
Neighborhood Code: 220-MHImpOnly

Latitude: 32.8187704187
Longitude: -97.0800086642
TAD Map: 2126-416
MAPSCO: TAR-055V



Google Map or type unknown

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

PROPERTY DATA

Legal Description: TRINITY PARC ADDITION Block
2 Lot 1 1997 REDMAN HOMES INC 28 X 52 LB#
PFS0480142 SIGNATURE

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: M1
Year Built: 1997
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 07536879
Site Name: TRINITY PARC ADDITION-2-1-80
Site Class: M1 - Residential - Mobile Home Imp-Only
Parcels: 1
Approximate Size⁺⁺⁺: 1,456
Percent Complete: 100%
Land Sqft^{*}: 0
Land Acres^{*}: 0.0000
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:
MANICHL KENNETH
Primary Owner Address:
3821 TRINITY TERRACE LN
EULESS, TX 76040-7255

Deed Date: 12/26/2012
Deed Volume: 0000000
Deed Page: 0000000
Instrument: 00000000000000

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|---------------------------|------------|-----------------|-------------|-----------|
| MARTIN GLEN E | 10/26/2004 | 000000000000000 | 0000000 | 0000000 |
| JACKSON;JACKSON ZENOBIA E | 1/1/2000 | 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 | \$13,032 | \$0 | \$13,032 | \$13,032 |
| 2024 | \$13,032 | \$0 | \$13,032 | \$13,032 |
| 2023 | \$13,576 | \$0 | \$13,576 | \$13,576 |
| 2022 | \$14,119 | \$0 | \$14,119 | \$14,119 |
| 2021 | \$14,662 | \$0 | \$14,662 | \$14,662 |
| 2020 | \$15,205 | \$0 | \$15,205 | \$15,205 |

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.