



**Address:** [3751 TRINITY HILLS LN](#)  
**City:** FORT WORTH  
**Georeference:** 43796H-1-17  
**Subdivision:** TRINITY PARC ADDITION  
**Neighborhood Code:** 220-MHImpOnly

**Latitude:** 32.817819587  
**Longitude:** -97.0807918452  
**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  
1 Lot 17 1999 REDMAN HOMES INC 28 X 44 LB#  
PFS0601830 STONEBROOK

**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:** 1999

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 07537085

**Site Name:** TRINITY PARC ADDITION-1-17-80

**Site Class:** M1 - Residential - Mobile Home Imp-Only

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,232

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 0

**Land Acres<sup>\*</sup>:** 0.0000

**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:**

CARDENAS NITA

**Primary Owner Address:**

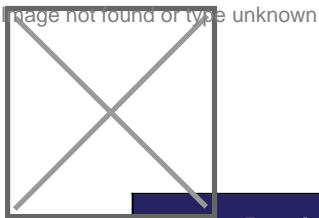
3751 TRINITY HILLS LN  
EULESS, TX 76040-7257

**Deed Date:** 12/30/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** MH00800076



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SHEARIN MIKE;SHEARIN MISTY	12/30/2018	MH00711904		
FUENTES ALEJANDRE	12/6/2007	000000000000000	0000000	0000000
TECHMEYER ALVINA S	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 <sup>+</sup>
2025	\$12,544	\$0	\$12,544	\$12,544
2024	\$12,544	\$0	\$12,544	\$12,544
2023	\$13,026	\$0	\$13,026	\$13,026
2022	\$13,509	\$0	\$13,509	\$13,509
2021	\$13,991	\$0	\$13,991	\$13,991
2020	\$14,474	\$0	\$14,474	\$14,474

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.