



**Address:** [3817 TRINITY HILLS LN](#)  
**City:** FORT WORTH  
**Georeference:** 43796H-1-11  
**Subdivision:** TRINITY PARC ADDITION  
**Neighborhood Code:** 220-MHImpOnly

**Latitude:** 32.8185283673  
**Longitude:** -97.080766721  
**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 11 1998 TOWN & COUNTRY HOMES 28 X 6  
ID# NTA0868585 TOWN MANOR

**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:** 1998

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 07537166

**Site Name:** TRINITY PARC ADDITION-1-11-80

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,792

**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:**

PICARD EVELYN M  
PICARD JOHN K

**Primary Owner Address:**

3817 TRINITY HILLS LN  
EULESS, TX 76040-7259

**Deed Date:** 1/1/2000

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** 00000000000000

## 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	\$15,820	\$0	\$15,820	\$15,820
2024	\$15,820	\$0	\$15,820	\$15,820
2023	\$16,453	\$0	\$16,453	\$16,453
2022	\$17,086	\$0	\$17,086	\$17,086
2021	\$17,719	\$0	\$17,719	\$17,719
2020	\$18,352	\$0	\$18,352	\$18,352

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.