

Tarrant Appraisal District

Property Information | PDF

Account Number: 40692744

Address: 3712 TRINITY TERRACE LN

City: FORT WORTH

Georeference: 43796H-3-22

Subdivision: TRINITY PARC ADDITION **Neighborhood Code:** 220-MHImpOnly

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

PROPERTY DATA

Legal Description: TRINITY PARC ADDITION Block

3 Lot 22 1999 FLEETWOOD 28 X 48 LB#

RAD1195557 GREEN HILL

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: 40692744

Site Name: TRINITY PARC ADDITION-3-22-80

Latitude: 32.8168343585

TAD Map: 2126-416 **MAPSCO:** TAR-055V

Longitude: -97.0799232888

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

Parcels: 1

Approximate Size+++: 1,344
Percent Complete: 100%

Land Sqft*: 0

Land Acres*: 0.0000

Pool: N

+++ Rounded.

OWNER INFORMATION

Current Owner:

SANCHEZ ROSALIA

Primary Owner Address:

3712 TRINITY TERRACE LN

Deed Date: 12/30/2013

Deed Volume: 0000000

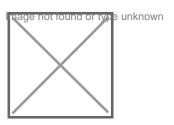
Deed Page: 0000000

EULESS, TX 76040-7250 Instrument: 00000000000000

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MURPHY HOWARD W;MURPHY IRIS N	12/31/2006	00000000000000	0000000	0000000
FORD JAMES F;FORD ROSE MARIE	5/27/2004	00000000000000	0000000	0000000

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^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



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	\$13,361	\$0	\$13,361	\$13,361
2024	\$13,361	\$0	\$13,361	\$13,361
2023	\$13,875	\$0	\$13,875	\$13,875
2022	\$14,389	\$0	\$14,389	\$14,389
2021	\$14,903	\$0	\$14,903	\$14,903
2020	\$15,417	\$0	\$15,417	\$15,417

Pending indicates that the property record has not yet been completed for the indicated tax year.

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.

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.