



**Address:** [3740 TRINITY HILLS LN](#)  
**City:** FORT WORTH  
**Georeference:** 43796H-2-17  
**Subdivision:** TRINITY PARC ADDITION  
**Neighborhood Code:** 220-MHImpOnly

**Latitude:** 32.817464279  
**Longitude:** -97.0803376089  
**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 17 1998 CREST RIDGE 28 X 52 LB#  
NTA0761229 CREST RIDGE

**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:** 40762580  
**Site Name:** TRINITY PARC ADDITION-2-17-80  
**Site Class:** M1 - Residential - Mobile Home Imp-Only  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,456  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 0  
**Land Acres<sup>\*</sup>:** 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:**  
VARELA MARITZA  
**Primary Owner Address:**  
3740 TRINITY HILLS LN  
EULESS, TX 76040-7261

**Deed Date:** 12/30/2019  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** MH00804048

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MATHENA SHAWN A;MATHENA SHERRY A	9/8/2009	0000000000000000	0000000	0000000
MORRIS GEORGE C;MORRIS PRINCELL	12/22/2004	0000000000000000	0000000	0000000



## VALUES

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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	\$13,576	\$0	\$13,576	\$13,576
2024	\$13,576	\$0	\$13,576	\$13,576
2023	\$14,119	\$0	\$14,119	\$14,119
2022	\$14,662	\$0	\$14,662	\$14,662
2021	\$15,205	\$0	\$15,205	\$15,205
2020	\$15,748	\$0	\$15,748	\$15,748

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

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- 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.