



Address: [3025 TRINITY LAKES DR](#)
City: FORT WORTH
Georeference: 23264H-22-7
Subdivision: LAKES OF RIVER TRAILS ADDITION
Neighborhood Code: 3T010B

Latitude: 32.803732843
Longitude: -97.2017371103
TAD Map: 2090-412
MAPSCO: TAR-066C



Google Map or type unknown

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

PROPERTY DATA

Legal Description: LAKES OF RIVER TRAILS
ADDITION Block 22 Lot 7

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: A
Year Built: 2006
Personal Property Account: N/A
Agent: GILL DENSON & COMPANY LLC (12107)
Protest Deadline Date: 5/24/2024

Site Number: 40883825
Site Name: LAKES OF RIVER TRAILS ADDITION-22-7
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,099
Percent Complete: 100%
Land Sqft^{*}: 6,970
Land Acres^{*}: 0.1600
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:
VI THOMAS
Primary Owner Address:
3025 TRINITY LAKES DR
HURST, TX 76053-7458

Deed Date: 5/23/2006
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D206158029](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TARRANT ACQUISITION LTD	11/18/2005	D205356067	0000000	0000000
RIVERBEND INVESTMENTS LTD	1/1/2005	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	\$340,000	\$75,000	\$415,000	\$415,000
2024	\$391,148	\$75,000	\$466,148	\$466,148
2023	\$464,337	\$50,000	\$514,337	\$514,337
2022	\$331,226	\$50,000	\$381,226	\$381,226
2021	\$318,141	\$50,000	\$368,141	\$368,141
2020	\$294,899	\$50,000	\$344,899	\$344,899

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.