



Address: [3041 TRINITY LAKES DR](#)
City: FORT WORTH
Georeference: 23264H-22-11
Subdivision: LAKES OF RIVER TRAILS ADDITION
Neighborhood Code: 3T010B

Latitude: 32.8042959195
Longitude: -97.201745492
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 11

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)

Site Number: 40883876

Site Name: LAKES OF RIVER TRAILS ADDITION-22-11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,942

Percent Complete: 100%

Land Sqft^{*}: 7,405

Land Acres^{*}: 0.1699

Pool: Y

State Code: A

Year Built: 2006

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

SHAHAT RAAFAT
GOUBRAN LUCIE

Primary Owner Address:

3041 TRINITY LAKES DR
FORT WORTH, TX 76053

Deed Date: 5/14/2021

Deed Volume:

Deed Page:

Instrument: [D221139871](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SHARFF DENNIS S	10/18/2016	D216245844		
STOCKTON RICHARD	8/28/2006	D206271345	0000000	0000000
TARRANT ACQUISITION LTD	3/22/2006	D206094381	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	\$435,006	\$75,000	\$510,006	\$510,006
2024	\$435,006	\$75,000	\$510,006	\$510,006
2023	\$464,399	\$50,000	\$514,399	\$514,399
2022	\$331,259	\$50,000	\$381,259	\$381,259
2021	\$319,595	\$50,000	\$369,595	\$369,595
2020	\$297,368	\$50,000	\$347,368	\$347,368

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.