



**Address:** [3045 TRINITY LAKES DR](#)  
**City:** FORT WORTH  
**Georeference:** 23264H-22-12  
**Subdivision:** LAKES OF RIVER TRAILS ADDITION  
**Neighborhood Code:** 3T010B

**Latitude:** 32.804436342  
**Longitude:** -97.201684935  
**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 12

**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:** 40883884

**Site Name:** LAKES OF RIVER TRAILS ADDITION-22-12

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,437

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,500

**Land Acres<sup>\*</sup>:** 0.1262

**Pool:** N

**State Code:** A

**Year Built:** 2006

**Personal Property Account:** N/A

**Agent:** None

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

<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:**

MAUNG MAUNG  
TE PAR

**Primary Owner Address:**

3045 TRINITY LAKES DR  
HURST, TX 76053

**Deed Date:** 7/30/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215169558](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RISPOLI ERIKA;RISPOLI GUISEPPE	8/4/2014	<a href="#">D214168098</a>		
BRADFORD MICHAEL	4/23/2009	<a href="#">D210270492</a>	0000000	0000000
BRADFORD DEBORA;BRADFORD MICHAEL	5/2/2008	<a href="#">D208165550</a>	0000000	0000000
MACK CLARK HOMES INC	10/14/2005	<a href="#">D205355791</a>	0000000	0000000
RIVERBEND INVESTMENTS LTD	1/1/2005	0000000000000000	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 <sup>+</sup>
2025	\$354,353	\$75,000	\$429,353	\$429,353
2024	\$354,353	\$75,000	\$429,353	\$429,353
2023	\$379,287	\$50,000	\$429,287	\$429,287
2022	\$296,944	\$50,000	\$346,944	\$346,944
2021	\$260,770	\$50,000	\$310,770	\$310,770
2020	\$241,936	\$50,000	\$291,936	\$291,936

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.