



Address: [1017 TRINIDAD DR](#)
City: FORT WORTH
Georeference: 26255B-1-23
Subdivision: MISSION RIDGE ESTATES
Neighborhood Code: 1A020I

Latitude: 32.6048864439
Longitude: -97.3013781535
TAD Map: 2060-340
MAPSCO: TAR-105Z



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MISSION RIDGE ESTATES
Block 1 Lot 23

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
BURLESON ISD (922)

State Code: A

Year Built: 2006

Personal Property Account: N/A

Agent: RYAN LLC (00320R)

Protest Deadline Date: 5/24/2024

Site Number: 41011902
Site Name: MISSION RIDGE ESTATES-1-23
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,924
Percent Complete: 100%
Land Sqft^{*}: 6,098
Land Acres^{*}: 0.1399
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:

AH4R-TX LLC

Primary Owner Address:

23975 PARK SORENTO STE 300
CALABASAS, CA 91302-4012

Deed Date: 11/6/2012
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D212291201](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FULTS HOLLIE;FULTS JACKIE C	11/28/2006	D206377053	0000000	0000000
CHOICE HOMES INC	5/9/2006	D206143066	0000000	0000000
MISSION INV/FT WORTH LP	1/1/2006	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	\$189,816	\$50,000	\$239,816	\$239,816
2024	\$252,052	\$50,000	\$302,052	\$302,052
2023	\$240,062	\$50,000	\$290,062	\$290,062
2022	\$208,711	\$30,000	\$238,711	\$238,711
2021	\$181,823	\$30,000	\$211,823	\$211,823
2020	\$151,562	\$30,000	\$181,562	\$181,562

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.