



Address: [1020 TRINIDAD DR](#)
City: FORT WORTH
Georeference: 26255B-1-31
Subdivision: MISSION RIDGE ESTATES
Neighborhood Code: 1A020I

Latitude: 32.6044015265
Longitude: -97.3013052337
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 31
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: GILL DENSON & COMPANY LLC (12107)
Protest Deadline Date: 5/24/2024

Site Number: 41011996
Site Name: MISSION RIDGE ESTATES-1-31
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,924
Percent Complete: 100%
Land Sqft^{*}: 9,148
Land Acres^{*}: 0.2100
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:
ARIF MOHAMMAD ARIF
ELKABTI FATIMA
Primary Owner Address:
1300 BIG BEND RD 244
BALLWIN, MO 63021

Deed Date: 1/31/2022
Deed Volume:
Deed Page:
Instrument: [D222028679](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
EL-HAJ LESLIE KARINA	12/11/2014	231-564597-14		
ELHAJ LESLIE;ELHAJ MOHAMAD	10/31/2006	D206344519	0000000	0000000
CHOICE HOMES INC	7/25/2006	D206241543	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	\$240,198	\$50,000	\$290,198	\$290,198
2024	\$282,866	\$50,000	\$332,866	\$332,866
2023	\$261,058	\$50,000	\$311,058	\$311,058
2022	\$210,703	\$30,000	\$240,703	\$240,703
2021	\$210,419	\$30,000	\$240,419	\$240,419
2020	\$182,594	\$30,000	\$212,594	\$212,594

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.