



Address: [1108 TRINIDAD DR](#)
City: FORT WORTH
Georeference: 26255B-2-3
Subdivision: MISSION RIDGE ESTATES
Neighborhood Code: 1A0201

Latitude: 32.6043842507
Longitude: -97.2998394638
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 2 Lot 3

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: 2007
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$236,000
Protest Deadline Date: 5/24/2024

Site Number: 41012070
Site Name: MISSION RIDGE ESTATES-2-3
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,528
Percent Complete: 100%
Land Sqft^{*}: 6,970
Land Acres^{*}: 0.1600
Pool: N

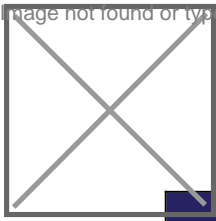
+++ Rounded.

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

OWNER INFORMATION

Current Owner:
SIPHO DWAIN
SIPHO THERESA
Primary Owner Address:
1108 TRINIDAD DR
FORT WORTH, TX 76140-5769

Deed Date: 5/31/2007
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D207193834](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHOICE HOMES INC	3/13/2007	D207091411	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	\$150,000	\$50,000	\$200,000	\$200,000
2024	\$186,000	\$50,000	\$236,000	\$226,936
2023	\$186,000	\$50,000	\$236,000	\$206,305
2022	\$185,070	\$30,000	\$215,070	\$187,550
2021	\$166,917	\$30,000	\$196,917	\$170,500
2020	\$125,000	\$30,000	\$155,000	\$155,000

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

- HOMESTEAD GENERAL 11.13(b)
- HOMESTEAD DISABLED PERSON 11.13 (c)

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.