



Address: [1117 TRINIDAD DR](#)
City: FORT WORTH
Georeference: 26255B-3-77
Subdivision: MISSION RIDGE ESTATES
Neighborhood Code: 1A0201

Latitude: 32.6048665286
Longitude: -97.2995264474
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 3 Lot 77

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: OWNWELL INC (12140)

Notice Sent Date: 4/15/2025

Notice Value: \$288,229

Protest Deadline Date: 5/24/2024

Site Number: 41012674
Site Name: MISSION RIDGE ESTATES-3-77
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,626
Percent Complete: 100%
Land Sqft^{*}: 5,663
Land Acres^{*}: 0.1300
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:
SHANZ MARANDA LEE
Primary Owner Address:
1117 TRINIDAD DR
FORT WORTH, TX 76140

Deed Date: 5/8/2020
Deed Volume:
Deed Page:
Instrument: [D220108702](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KLINE JAMES	3/10/2008	D208088760	0000000	0000000
CHOICE HOMES INC	10/4/2007	D207369785	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	\$238,229	\$50,000	\$288,229	\$288,229
2024	\$238,229	\$50,000	\$288,229	\$275,603
2023	\$220,268	\$50,000	\$270,268	\$250,548
2022	\$197,771	\$30,000	\$227,771	\$227,771
2021	\$178,557	\$30,000	\$208,557	\$208,557
2020	\$153,515	\$30,000	\$183,515	\$175,792

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)

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.