



**Address:** [2820 MERRY VIEW LN](#)  
**City:** FORT WORTH  
**Georeference:** 2899F-6-7  
**Subdivision:** BLUFFS, THE  
**Neighborhood Code:** 1B030G

**Latitude:** 32.7395380662  
**Longitude:** -97.1820807671  
**TAD Map:** 2096-388  
**MAPSCO:** TAR-081E



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** BLUFFS, THE Block 6 Lot 7

**Jurisdictions:**

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- FORT WORTH ISD (905)

**State Code:** A  
**Year Built:** 2008  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$348,652  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 41211448  
**Site Name:** BLUFFS, THE-6-7  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,619  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,841  
**Land Acres<sup>\*</sup>:** 0.1800  
**Pool:** N

<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:**

TRILLO NANCY  
TRILLO HIRAM

**Primary Owner Address:**

2820 MERRY VIEW LN  
FORT WORTH, TX 76120-5655

**Deed Date:** 6/20/2008  
**Deed Volume:** 00000000  
**Deed Page:** 00000000  
**Instrument:** [D208243628](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PARLIAMENT VENTURES LTD	1/1/2006	0000000000000000	0000000	0000000



## VALUES

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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	\$288,652	\$60,000	\$348,652	\$328,776
2024	\$288,652	\$60,000	\$348,652	\$298,887
2023	\$331,289	\$60,000	\$391,289	\$271,715
2022	\$232,280	\$40,000	\$272,280	\$247,014
2021	\$184,558	\$40,000	\$224,558	\$224,558
2020	\$184,558	\$40,000	\$224,558	\$224,558

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

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- 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.