



Address: [3040 TRINITY LN](#)
City: KELLER
Georeference: 8663K-A-19
Subdivision: CREEKVIEW ADDITION
Neighborhood Code: 3C5000

Latitude: 32.9195639775
Longitude: -97.1842890669
TAD Map: 2096-456
MAPSCO: TAR-025S



Google Map or type unknown

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

PROPERTY DATA

Legal Description: CREEKVIEW ADDITION Block A
Lot 19

Jurisdictions:

CITY OF KELLER (013)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CARROLL ISD (919)

State Code: A

Year Built: 2013

Personal Property Account: N/A

Agent: OOWNWELL INC (12140)

Notice Sent Date: 4/15/2025

Notice Value: \$796,289

Protest Deadline Date: 5/24/2024

Site Number: 41609670

Site Name: CREEKVIEW ADDITION-A-19

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,050

Percent Complete: 100%

Land Sqft^{*}: 5,702

Land Acres^{*}: 0.1308

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:

JIANG CHUNHUA

Primary Owner Address:

3040 TRINITY LN
KELLER, TX 76248

Deed Date: 10/28/2016

Deed Volume:

Deed Page:

Instrument: [D216256783](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BEVERIDGE JO-ANNE F	5/8/2014	D214095404	0000000	0000000
K HOVNANIAN HOMES DFW LLC	9/13/2013	D213245029	0000000	0000000
TERRA/CREEKVIEW LLC	1/1/2012	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	\$636,289	\$160,000	\$796,289	\$760,422
2024	\$636,289	\$160,000	\$796,289	\$691,293
2023	\$702,201	\$120,000	\$822,201	\$628,448
2022	\$506,854	\$110,000	\$616,854	\$571,316
2021	\$409,378	\$110,000	\$519,378	\$519,378
2020	\$406,096	\$110,000	\$516,096	\$516,096

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.