



**Address:** [3017 TRINITY LN](#)  
**City:** KELLER  
**Georeference:** 8663K-B-14  
**Subdivision:** CREEKVIEW ADDITION  
**Neighborhood Code:** 3C5000

**Latitude:** 32.9194185006  
**Longitude:** -97.1856735682  
**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 B  
Lot 14

**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:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$811,000  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 41609859  
**Site Name:** CREEKVIEW ADDITION-B-14  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,259  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,000  
**Land Acres<sup>\*</sup>:** 0.1147  
**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:**  
BLUEBONNET CREEK LIVING TRUST  
**Primary Owner Address:**  
3017 TRINITY LN  
KELLER, TX 76248

**Deed Date:** 11/20/2024  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D224209995](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JULIASTUTI DEWI;WINATA BOB	3/24/2024	<a href="#">D224054147</a>		
FORKNER JOHANNA C	12/17/2021	<a href="#">D221368344</a>		
FORKNER JOHANNA C;FORKNER MARK A	8/13/2020	<a href="#">D220199914</a>		
BRUCE BARRY R;BRUCE CHRISTINE	7/16/2018	<a href="#">D218157141</a>		
SCHWAUSCH KATHRYN;SCHWAUSCH RICHARD	1/14/2014	<a href="#">D214009764</a>	0000000	0000000
HCA MODEL FUND 2013-1 TX LLC	4/30/2013	<a href="#">D213111412</a>	0000000	0000000
K HOVNANIAN HOMES DFW LLC	12/19/2012	<a href="#">D212312240</a>	0000000	0000000
TERRA/CREEKVIEW LLC	1/1/2012	00000000000000	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 <sup>+</sup>
2025	\$625,000	\$160,000	\$785,000	\$785,000
2024	\$651,000	\$160,000	\$811,000	\$710,224
2023	\$735,141	\$120,000	\$855,141	\$645,658
2022	\$526,265	\$110,000	\$636,265	\$586,962
2021	\$423,602	\$110,000	\$533,602	\$533,602
2020	\$417,872	\$110,000	\$527,872	\$527,872

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.