



Address: [1221 WALNUT CLIFF CT](#)
City: FORT WORTH
Georeference: 41525-K-3
Subdivision: TERRACE LANDING
Neighborhood Code: 2N020A

Latitude: 32.8392525004
Longitude: -97.3850886002
TAD Map: 2030-424
MAPSCO: TAR-047G



Google Map or type unknown

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

PROPERTY DATA

Legal Description: TERRACE LANDING Block K Lot 3

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
EAGLE MTN-SAGINAW ISD (918)

State Code: A

Year Built: 2017

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$340,048

Protest Deadline Date: 5/24/2024

Site Number: 800016099

Site Name: TERRACE LANDING K 3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,769

Percent Complete: 100%

Land Sqft^{*}: 6,098

Land Acres^{*}: 0.1400

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:

TRICHELL MICHAEL E
TRICHELL AYANO

Primary Owner Address:

1221 WALNUT CLIFF CT
FORT WORTH, TX 76179

Deed Date: 7/27/2017

Deed Volume:

Deed Page:

Instrument: [D217172221](#)

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	\$275,048	\$65,000	\$340,048	\$303,468
2024	\$275,048	\$65,000	\$340,048	\$275,880
2023	\$309,312	\$45,000	\$354,312	\$250,800
2022	\$183,000	\$45,000	\$228,000	\$228,000
2021	\$183,000	\$45,000	\$228,000	\$228,000
2020	\$182,716	\$45,000	\$227,716	\$227,716

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)
- DISABLED VET 70 to 99 PCT 11.22
- DISABLED VET 100 PCT 11.131 - T&P

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.