



**Address:** [3741 TRINITY HILLS LN](#)  
**City:** FORT WORTH  
**Georeference:** 43796H-1-20  
**Subdivision:** TRINITY PARC ADDITION  
**Neighborhood Code:** 220-MHImpOnly

**Latitude:** 32.8174651957  
**Longitude:** -97.0808043601  
**TAD Map:** 2126-416  
**MAPSCO:** TAR-055V



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** TRINITY PARC ADDITION Block  
1 Lot 20 2017 CHAMPION 28X46 LB#NTA1771273

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
HURST-EULESS-BEDFORD ISD (916)

**State Code:** M1

**Year Built:** 2017

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 800028846  
**Site Name:** TRINITY PARC ADDITION-1-20-80  
**Site Class:** M1 - Residential - Mobile Home Imp-Only  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,288  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 0  
**Land Acres<sup>\*</sup>:** 0.0000  
**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:**  
MASHBURN DANIEL  
**Primary Owner Address:**  
3741 TRINITY HILLS LN  
EULESS, TX 76040

**Deed Date:** 12/30/2020  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** MH00840256

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MILLS LESLIE D	12/30/2018	42337036		

## 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	\$26,917	\$0	\$26,917	\$26,917
2024	\$26,917	\$0	\$26,917	\$26,917
2023	\$27,379	\$0	\$27,379	\$27,379
2022	\$27,841	\$0	\$27,841	\$27,841
2021	\$28,303	\$0	\$28,303	\$28,303
2020	\$28,764	\$0	\$28,764	\$28,764

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

There are no exemptions for this property

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.