



Address: [2616 TRINITY TRAIL WAY](#)
City: FORT WORTH
Georeference: 23264F-7-15
Subdivision: LAKES OF RIVER TRAILS EAST
Neighborhood Code: 3T010L

Latitude: 32.7951056596
Longitude: -97.1769410072
TAD Map: 2096-408
MAPSCO: TAR-067F



Google Map or type unknown

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

PROPERTY DATA

Legal Description: LAKES OF RIVER TRAILS EAST
Block 7 Lot 15

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: A
Year Built: 2020
Personal Property Account: N/A
Agent: OWNWELL INC (12140)
Protest Deadline Date: 5/24/2024

Site Number: 800034697
Site Name: LAKES OF RIVER TRAILS EAST 7 15
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,852
Percent Complete: 100%
Land Sqft^{*}: 3,833
Land Acres^{*}: 0.0880
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:
DELEON EDMUNDO ROBERTO JR
DELEON WENDY MORENO
Primary Owner Address:
2616 TRINITY TRAIL WAY
FORT WORTH, TX 76118

Deed Date: 2/7/2022
Deed Volume:
Deed Page:
Instrument: [D222034564](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TCH TRINITY CUSTOM HOMES LLC	8/14/2020	D220202616		



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	\$379,004	\$45,996	\$425,000	\$425,000
2024	\$387,004	\$45,996	\$433,000	\$433,000
2023	\$379,004	\$45,996	\$425,000	\$425,000
2022	\$294,004	\$45,996	\$340,000	\$340,000
2021	\$55,713	\$75,000	\$130,713	\$130,713
2020	\$0	\$52,500	\$52,500	\$52,500

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.