



LOCATION

Address: [3749 TRINITY TERRACE LN](#)
City: FORT WORTH
Georeference: 43796H-2-10
Subdivision: TRINITY PARC ADDITION
Neighborhood Code: 220-MHImpOnly

Latitude: 32.8176957563
Longitude: -97.0800246068
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
2 Lot 10 1998 REDMAN HOMES INC 28 X 66 LB#
PFS0533763 STONEBROOK

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: 1998

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 07537042

Site Name: TRINITY PARC ADDITION-2-10-80

Site Class: M1 - Residential - Mobile Home Imp-Only

Parcels: 1

Approximate Size⁺⁺⁺: 1,848

Percent Complete: 100%

Land Sqft^{*}: 0

Land Acres^{*}: 0.0000

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:

RUTSIS NICHOLAS C
KAMMERDIENER PAMELA K

Primary Owner Address:

3749 TRINITY TERRACE LN
EULESS, TX 76040

Deed Date: 8/25/2023

Deed Volume:

Deed Page:

Instrument: 07537042

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BRAKEMAN ANNE MARIE	12/30/2018	MH00740933		
OLVEY DOUGLAS B	1/1/2000	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	\$0	\$0	\$0	\$0
2024	\$16,268	\$0	\$16,268	\$16,268
2023	\$16,919	\$0	\$16,919	\$16,919
2022	\$17,570	\$0	\$17,570	\$17,570
2021	\$18,221	\$0	\$18,221	\$18,221
2020	\$18,871	\$0	\$18,871	\$18,871

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.