



Address: [3716 LYNNCREST DR](#)
City: FORT WORTH
Georeference: 2140-5-3R
Subdivision: BELLAIRE ESTATES
Neighborhood Code: 4T001B

Latitude: 32.7138263621
Longitude: -97.3736860404
TAD Map: 2036-380
MAPSCO: TAR-075V



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BELLAIRE ESTATES Block 5 Lot 3R

Jurisdictions:

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- FORT WORTH ISD (905)

State Code: A

Year Built: 1964

Personal Property Account: N/A

Agent: PROPERTY TAX LOCK (11667)

Notice Sent Date: 4/15/2025

Notice Value: \$1,181,797

Protest Deadline Date: 5/24/2024

Site Number: 00148237
Site Name: BELLAIRE ESTATES-5-3R
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 4,381
Percent Complete: 100%
Land Sqft^{*}: 20,703
Land Acres^{*}: 0.4752
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:
THOMAS PATRICIA ANN
Primary Owner Address:
PO BOX 7122
FORT WORTH, TX 76111-0122

Deed Date: 12/13/2010
Deed Volume: 0007334
Deed Page: 0001250
Instrument: 00073340001250

Previous Owners	Date	Instrument	Deed Volume	Deed Page
THOMAS PHILLIP ALAN EST	1/1/1982	0000000000000000	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	\$421,252	\$760,545	\$1,181,797	\$1,056,350
2024	\$421,252	\$760,545	\$1,181,797	\$960,318
2023	\$629,437	\$507,030	\$1,136,467	\$873,016
2022	\$449,398	\$507,016	\$956,414	\$793,651
2021	\$221,501	\$500,000	\$721,501	\$721,501
2020	\$221,501	\$500,000	\$721,501	\$721,501

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.