



**Address:** [2312 LILLIAN ST](#)  
**City:** FORT WORTH  
**Georeference:** 8870-1-5  
**Subdivision:** CROSS, J F & HAWKINS ADDITION  
**Neighborhood Code:** 3H050F

**Latitude:** 32.7763077525  
**Longitude:** -97.312250387  
**TAD Map:** 2054-400  
**MAPSCO:** TAR-063Q



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** CROSS, J F & HAWKINS  
ADDITION Block 1 Lot 5

**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:** 1995

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 00669113

**Site Name:** CROSS, J F & HAWKINS ADDITION-1-5

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 976

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,317

**Land Acres<sup>\*</sup>:** 0.1909

**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:**

RAMIREZ CESAR

RAMIREZ ASHA

**Primary Owner Address:**

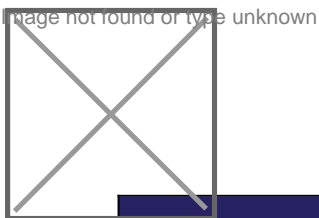
2312 LILLIAN ST  
FORT WORTH, TX 76111

**Deed Date:** 4/22/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222112074](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
ACRI LLC	6/11/2020	<a href="#">D220136243</a>		
RAMIREZ CESAR J	12/16/2019	<a href="#">D219293510</a>		
2925 RACE LLC	4/29/2016	<a href="#">D216091912</a>		
GILBREATH BONNIE;WAY DEWEY	10/6/2009	000000000000000	0000000	0000000
WAY MARTHA JEAN EST	11/12/1987	000000000000000	0000000	0000000
WAY ELMER D	12/31/1900	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 <sup>+</sup>
2025	\$235,020	\$41,585	\$276,605	\$276,605
2024	\$235,020	\$41,585	\$276,605	\$276,605
2023	\$203,042	\$41,585	\$244,627	\$244,627
2022	\$199,885	\$29,110	\$228,995	\$228,995
2021	\$142,671	\$10,000	\$152,671	\$152,671
2020	\$1,928	\$10,000	\$11,928	\$11,928

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.