



Address: [2201 LYNNHAVEN RD](#)
City: FORT WORTH
Georeference: 11000-2-9B
Subdivision: EDGEWOOD HEIGHTS ADDITION
Neighborhood Code: 1H030C

Latitude: 32.7466825002
Longitude: -97.2522832097
TAD Map: 2072-392
MAPSCO: TAR-079A



Google Map or type unknown

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

PROPERTY DATA

Legal Description: EDGEWOOD HEIGHTS
ADDITION Block 2 Lot 9B 66.667% UNDIVIDED
INTEREST

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)

Site Number: 00813370
Site Name: EDGEWOOD HEIGHTS ADDITION-2-9B-50
Site Class: A1 - Residential - Single Family
Parcels: 2
Approximate Size⁺⁺⁺: 1,380
Percent Complete: 100%
Land Sqft^{*}: 13,650
Land Acres^{*}: 0.3133

State Code: A

Year Built: 1946

Personal Property Account: N/A

Agent: PROPERTY VALUE PROTEST CONSULTANTS (00966)

Notice Sent Date: 4/15/2025

Notice Value: \$175,006

Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

BELL KATHLEEN E

Primary Owner Address:

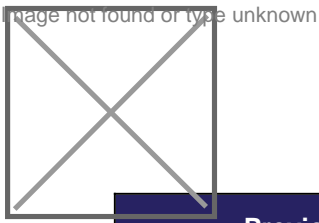
2201 LYNNHAVEN RD
FORT WORTH, TX 76103-2735

Deed Date: 11/11/2008

Deed Volume: 0000000

Deed Page: 0000000

Instrument: 000000000000000



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BELL KATHLEEN E;BELL RODNEY	8/26/1998	00133940000463	0013394	0000463
METRO AFFORDABLE HOMES INC	7/15/1998	00133320000137	0013332	0000137
FEDERAL HOME LOAN MTG CORP	5/21/1998	00132380000252	0013238	0000252
NATIONBANC MORTGAGE CORP	5/5/1998	00132170000173	0013217	0000173
PERALES DIANA J	1/28/1994	00114330002263	0011433	0002263
ERCK DEBORAH A	7/15/1992	00107080001741	0010708	0001741
CREMEEN B D	12/31/1900	00000000000000	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	\$152,572	\$22,434	\$175,006	\$115,081
2024	\$152,572	\$22,434	\$175,006	\$104,619
2023	\$147,341	\$22,434	\$169,775	\$95,108
2022	\$134,167	\$16,668	\$150,835	\$86,462
2021	\$115,215	\$16,668	\$131,883	\$78,602
2020	\$92,156	\$16,668	\$108,824	\$71,456

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.