



Address: [2009 LYNNHAVEN RD](#)
City: FORT WORTH
Georeference: 11000-2-15RA
Subdivision: EDGEWOOD HEIGHTS ADDITION
Neighborhood Code: 1H030C

Latitude: 32.748242647
Longitude: -97.2523239785
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 15RA

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: 00813567

Site Name: EDGEWOOD HEIGHTS ADDITION-2-15RA

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,765

Percent Complete: 100%

Land Sqft^{*}: 11,050

Land Acres^{*}: 0.2536

Pool: N

State Code: A

Year Built: 1983

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$568,370

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:

KITCHENS STEPHEN L
KITCHENS ALLISON M

Primary Owner Address:

2009 LYNNHAVEN RD
FORT WORTH, TX 76103

Deed Date: 4/17/2018

Deed Volume:

Deed Page:

Instrument: [D21898057](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KITCHENS ALLISON M;KITCHENS STEPHEN L	4/17/2018	D218098057		
CARTUS FINANCIAL CORPORATION	2/17/2018	D218098056		
GILLIAM JOSHUA K	3/18/2016	D216057627		
JORDAN JANICE MARIE	9/13/2005	D206036172	0000000	0000000
SOUTH JANICE M;SOUTH RICHARD K	4/22/1983	00074930000520	0007493	0000520
R M MASSEY	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	\$537,320	\$31,050	\$568,370	\$452,407
2024	\$537,320	\$31,050	\$568,370	\$411,279
2023	\$398,950	\$31,050	\$430,000	\$373,890
2022	\$399,845	\$25,000	\$424,845	\$339,900
2021	\$284,000	\$25,000	\$309,000	\$309,000
2020	\$275,000	\$25,000	\$300,000	\$300,000

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.