



Address: [2314 LINCOLN AVE](#)
City: FORT WORTH
Georeference: 12600-8-17
Subdivision: ELLIS, M G ADDITION
Neighborhood Code: 2M110C

Latitude: 32.7874151705
Longitude: -97.3586855743
TAD Map: 2042-404
MAPSCO: TAR-062F



Google Map or type unknown

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

PROPERTY DATA

Legal Description: ELLIS, M G ADDITION Block 8
Lot 17

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: 1922
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$176,144
Protest Deadline Date: 5/24/2024

Site Number: 00827096
Site Name: ELLIS, M G ADDITION-8-17
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,032
Percent Complete: 100%
Land Sqft^{*}: 7,000
Land Acres^{*}: 0.1606
Pool: N

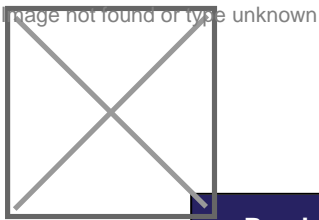
+++ Rounded.

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

OWNER INFORMATION

Current Owner:
CUEVAS RODOLFO
CUEVAS ARACELI
Primary Owner Address:
2314 LINCOLN AVE
FORT WORTH, TX 76164-8040

Deed Date: 6/29/1998
Deed Volume: 0013298
Deed Page: 0000394
Instrument: 00132980000394



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HERNANDEZ VICENTE	4/18/1991	00102330000611	0010233	0000611
ALMAGUER DAVID O	4/4/1991	00102220000603	0010222	0000603
ALMAGUER PEDRO V	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	\$127,144	\$49,000	\$176,144	\$124,328
2024	\$127,144	\$49,000	\$176,144	\$113,025
2023	\$128,279	\$35,000	\$163,279	\$102,750
2022	\$93,629	\$15,000	\$108,629	\$93,409
2021	\$78,328	\$15,000	\$93,328	\$84,917
2020	\$63,799	\$15,000	\$78,799	\$77,197

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.