



Address: [2507 LINCOLN AVE](#)
City: FORT WORTH
Georeference: 12600-29-4
Subdivision: ELLIS, M G ADDITION
Neighborhood Code: M2N01N

Latitude: 32.7905041672
Longitude: -97.3593755978
TAD Map: 2042-408
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 29
Lot 4

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: B

Year Built: 1939

Personal Property Account: N/A

Agent: HEGWOOD GROUP (00813)

Protest Deadline Date: 5/24/2024

Site Number: 00830925

Site Name: ELLIS, M G ADDITION-29-4

Site Class: B - Residential - Multifamily

Parcels: 1

Approximate Size⁺⁺⁺: 2,100

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:

SUNNY TERRACE LLC

Primary Owner Address:

919 N MARKET ST STE 950
WILMINGTON, DE 19801

Deed Date: 10/4/2023

Deed Volume:

Deed Page:

Instrument: [D224231057](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LUCERN ASSETS LLC	2/27/2019	D219041308		
HEB HOMES LLC	2/26/2019	D219039176		
DANIEL HABATIM LLC	7/29/2014	D214170427		
STRIPE PROPERTIES LLC	10/22/2012	D212265990	0000000	0000000
HERNANDEZ ARMAND	6/19/1997	00128070000199	0012807	0000199
HONEYCUTT MIKE	6/4/1997	001279000000478	0012790	0000478
BULLARD TOM	6/10/1987	00089980001365	0008998	0001365
HONEYCUTT MIKE;HONEYCUTT ROB MCKINNEY	4/19/1984	00078030001389	0007803	0001389
TOM BULLARD & ASSOCIATES	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 ⁺
2025	\$230,153	\$49,000	\$279,153	\$279,153
2024	\$270,649	\$49,000	\$319,649	\$319,649
2023	\$265,000	\$35,000	\$300,000	\$300,000
2022	\$187,000	\$13,000	\$200,000	\$200,000
2021	\$137,000	\$13,000	\$150,000	\$150,000
2020	\$132,675	\$13,000	\$145,675	\$145,675

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

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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.