



**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



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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<sup>+++</sup>:** 2,100

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,000

**Land Acres<sup>\*</sup>:** 0.1606

**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:**

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	<a href="#">D219041308</a>		
HEB HOMES LLC	2/26/2019	<a href="#">D219039176</a>		
DANIEL HABATIM LLC	7/29/2014	<a href="#">D214170427</a>		
STRIPE PROPERTIES LLC	10/22/2012	<a href="#">D212265990</a>	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	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 <sup>+</sup>
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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## Tarrant Appraisal District Property Information | PDF

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.