



**Address:** [2601 LINCOLN AVE](#)  
**City:** FORT WORTH  
**Georeference:** 12600-32-1  
**Subdivision:** ELLIS, M G ADDITION  
**Neighborhood Code:** 2M110G

**Latitude:** 32.7919133315  
**Longitude:** -97.35935974  
**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 32  
Lot 1

**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:** 1956  
**Personal Property Account:** N/A  
**Agent:** PROPERTY TAX MANAGEMENT (00124)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 00831417  
**Site Name:** ELLIS, M G ADDITION-32-1  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,180  
**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:**  
KIDWILL KEITH  
**Primary Owner Address:**  
PO BOX 4491  
FORT WORTH, TX 76164

**Deed Date:** 5/3/2016  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D216108207](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GUERRERO GERADO	5/30/2006	<a href="#">D206166576</a>	0000000	0000000
SOLIS ELIASIN G	12/31/1900	000000000000000	0000000	0000000



## VALUES

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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	\$108,000	\$49,000	\$157,000	\$157,000
2024	\$108,000	\$49,000	\$157,000	\$157,000
2023	\$122,000	\$35,000	\$157,000	\$157,000
2022	\$27,000	\$13,000	\$40,000	\$40,000
2021	\$26,999	\$13,001	\$40,000	\$40,000
2020	\$34,499	\$13,001	\$47,500	\$47,500

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

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There are no exemptions for this property

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.