



**Address:** [2800 LINCOLN AVE](#)  
**City:** FORT WORTH  
**Georeference:** 12600-53-30  
**Subdivision:** ELLIS, M G ADDITION  
**Neighborhood Code:** 2M100C

**Latitude:** 32.7954434862  
**Longitude:** -97.3582482532  
**TAD Map:** 2042-408  
**MAPSCO:** TAR-062B



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 53  
Lot 30 & 2 FT LOT 29

**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:** 2022

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$291,023

**Protest Deadline Date:** 5/24/2024

**Site Number:** 00834181

**Site Name:** ELLIS, M G ADDITION-53-30

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,560

**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:**

GUEL MANUEL JR

**Primary Owner Address:**

2800 LINCOLN AVE  
FORT WORTH, TX 76106

**Deed Date:** 8/8/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224170114](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GENESIS HOME BUILDERS LLC	6/7/2022	<a href="#">D222145767</a>		
GUTIERREZ CESSIE E LARIOS	3/29/2022	<a href="#">D222159112</a>		
HDH FINANCIAL LLC	11/3/2009	<a href="#">D209304274</a>	0000000	0000000
NADAF MUSTAFA	4/30/2007	<a href="#">D207155116</a>	0000000	0000000
YAMMINE JOSEPH K	11/3/2003	<a href="#">D203411922</a>	0000000	0000000
YAMMINE GENEVIEVE	6/4/2001	00160910000097	0016091	0000097
JOSEPH SIMONE	9/13/1999	00142100000238	0014210	0000238
EARLY JAMES	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	\$235,023	\$56,000	\$291,023	\$291,023
2024	\$188,491	\$49,000	\$237,491	\$237,491
2023	\$94,482	\$35,000	\$129,482	\$129,482
2022	\$0	\$13,000	\$13,000	\$13,000
2021	\$0	\$13,000	\$13,000	\$13,000
2020	\$0	\$13,000	\$13,000	\$13,000

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

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.