



**Address:** [2616 LUBBOCK AVE](#)  
**City:** FORT WORTH  
**Georeference:** 14820-13-5  
**Subdivision:** FRISCO RAILROAD ADDITION  
**Neighborhood Code:** M4T03A

**Latitude:** 32.713723921  
**Longitude:** -97.3564242755  
**TAD Map:** 2042-380  
**MAPSCO:** TAR-076T



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** FRISCO RAILROAD ADDITION  
Block 13 Lot 5

**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:** 2017  
**Personal Property Account:** N/A  
**Agent:** FORTRESS TAX DEFENSE LLC (12137)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 01025805  
**Site Name:** FRISCO RAILROAD ADDITION-13-5  
**Site Class:** B - Residential - Multifamily  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,940  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,250  
**Land Acres<sup>\*</sup>:** 0.1434  
**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:**  
MIYAMA USA LUBBOCK LP  
**Primary Owner Address:**  
3202 PRINCETON AVE  
DALLAS, TX 75205

**Deed Date:** 5/26/2017  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D217121384](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PURPLE PROPERTIES II LLC	11/4/2016	<a href="#">D216267200</a>		
FITZGERALD JARRETT E	6/30/1998	00133160000456	0013316	0000456
CENDRICK AMY F;CENDRICK CHARLES K	9/9/1993	00112330002003	0011233	0002003
GASSER SCOTT C	6/12/1985	00082110001216	0008211	0001216
MARVIN GIROUARD	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	\$378,000	\$125,000	\$503,000	\$503,000
2024	\$450,000	\$125,000	\$575,000	\$575,000
2023	\$371,250	\$168,750	\$540,000	\$540,000
2022	\$360,000	\$120,000	\$480,000	\$480,000
2021	\$360,000	\$120,000	\$480,000	\$480,000
2020	\$472,476	\$90,524	\$563,000	\$563,000

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.