



Address: [1212 LILAC ST](#)
City: FORT WORTH
Georeference: 23690-4-11
Subdivision: LAWN PLACE ADDITION
Neighborhood Code: 4T050C

Latitude: 32.7209263889
Longitude: -97.3383441858
TAD Map: 2048-380
MAPSCO: TAR-076R



Google Map or type unknown

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

PROPERTY DATA

Legal Description: LAWN PLACE ADDITION Block
4 Lot 11

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: 1926

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$310,860

Protest Deadline Date: 5/24/2024

Site Number: 01589385

Site Name: LAWN PLACE ADDITION-4-11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,124

Percent Complete: 100%

Land Sqft^{*}: 5,227

Land Acres^{*}: 0.1199

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:

RACHELE MARY KATHLEEN

Primary Owner Address:

1212 LILAC ST
FORT WORTH, TX 76110

Deed Date: 11/11/2022

Deed Volume:

Deed Page:

Instrument: [D222269279](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
EWCP FLIP FUND	11/10/2022	D222269278		
EWCP GROWTH FUND LLC	10/18/2022	D222269277		
EWCP GROWTH FUND LLC;RAIN CITY CAPITAL LLC	9/6/2022	D222237384		
MORAN MEAGAN LEE	2/12/2018	D218033032		
HUSS GARY;HUSS REBECCA	3/11/2005	D205074086	0000000	0000000
MENCHACA JUAN;MENCHACA SOCORRO	8/31/1992	00107620000671	0010762	0000671
AVELAR JOSE	6/25/1991	00102990001505	0010299	0001505
1948 INC	6/24/1991	001030600000051	0010306	0000051
GREAT WESTERN BANK	3/8/1991	00101970001918	0010197	0001918
TAYLOR MARTHA	3/8/1988	00092150000117	0009215	0000117
WILLIAMS BRAD ALAN	2/18/1988	00092090001494	0009209	0001494
SECRETARY OF HUD	8/5/1987	00090450000374	0009045	0000374
CHARLES F CURRY COMPANY	8/4/1987	00090280001419	0009028	0001419
AGUILAR GLAFIRO	6/16/1986	00085820000862	0008582	0000862
CLAMPITT PATTI D	2/17/1986	00084570000598	0008457	0000598
MAUNEY JERRY E	2/16/1986	00084570000596	0008457	0000596
WILLIAM R WILEY	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 ⁺
2025	\$195,866	\$114,994	\$310,860	\$310,860
2024	\$195,866	\$114,994	\$310,860	\$295,888
2023	\$131,579	\$114,994	\$246,573	\$246,573
2022	\$152,924	\$75,000	\$227,924	\$227,924
2021	\$154,266	\$75,000	\$229,266	\$229,266
2020	\$124,016	\$75,000	\$199,016	\$199,016

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.