



Address: [1604 LYNNHAVEN RD](#)
City: FORT WORTH
Georeference: 30820-8-8
Subdivision: OAKLAND PARK ESTATES
Neighborhood Code: 1H030C

Latitude: 32.7551305562
Longitude: -97.2535306759
TAD Map: 2072-396
MAPSCO: TAR-065W



Google Map or type unknown

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

PROPERTY DATA

Legal Description: OAKLAND PARK ESTATES
Block 8 Lot 8

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: 1957

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 02025647

Site Name: OAKLAND PARK ESTATES-8-8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,655

Percent Complete: 100%

Land Sqft^{*}: 10,836

Land Acres^{*}: 0.2487

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:

VELAZQUEZ JESSICA JOANNA
VELAZQUEZ EMMANUEL

Primary Owner Address:

1604 LYNNHAVEN RD
FORT WORTH, TX 76103

Deed Date: 8/12/2020

Deed Volume:

Deed Page:

Instrument: [D220201410](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NANKIVELL EMILY M;NANKIVELL ROBERT B	4/12/2016	D216095389		
NANKIVELL ROBERT BLAKE	8/23/2011	00000000000000	0000000	0000000
NANKIVELL FAYE WHITE;NANKIVELL ROBERT	4/23/2007	D207147481	0000000	0000000
SPIVEY JAMES L	2/20/2002	00158720000317	0015872	0000317
THORNTON JAMES K;THORNTON KRISTEN	10/15/1996	00125480000957	0012548	0000957
CULBERTSON ANNIE J;CULBERTSON ROBERT L	7/31/1996	00124630000384	0012463	0000384
TAYLOR RACHEL A	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	\$169,164	\$30,836	\$200,000	\$200,000
2024	\$187,164	\$30,836	\$218,000	\$218,000
2023	\$210,505	\$30,836	\$241,341	\$224,100
2022	\$178,000	\$30,000	\$208,000	\$203,727
2021	\$155,206	\$30,000	\$185,206	\$185,206
2020	\$103,521	\$30,000	\$133,521	\$114,950

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

- HOMESTEAD GENERAL 11.13(b)

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.