



Address: [1612 LYNNHAVEN RD](#)
City: FORT WORTH
Georeference: 30820-8-10
Subdivision: OAKLAND PARK ESTATES
Neighborhood Code: 1H030C

Latitude: 32.7546639276
Longitude: -97.2535046078
TAD Map: 2072-392
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 10

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: 1955
Personal Property Account: N/A
Agent: OWNWELL INC (12140)
Notice Sent Date: 4/15/2025
Notice Value: \$282,100
Protest Deadline Date: 5/24/2024

Site Number: 02025663
Site Name: OAKLAND PARK ESTATES Block 8 Lot 10
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,044
Percent Complete: 100%
Land Sqft^{*}: 8,799
Land Acres^{*}: 0.2020
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:
BROWN GAVIN
Primary Owner Address:
1612 LYNNHAVEN RD
FORT WORTH, TX 76103-1810

Deed Date: 11/15/2013
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D213297315](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SMITH GARRY J	12/31/1900	0000000000000000	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	\$225,478	\$26,397	\$251,875	\$205,164
2024	\$255,703	\$26,397	\$282,100	\$186,513
2023	\$257,985	\$26,397	\$284,382	\$169,557
2022	\$227,938	\$30,000	\$257,938	\$154,143
2021	\$190,632	\$30,000	\$220,632	\$140,130
2020	\$141,796	\$30,000	\$171,796	\$127,391

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.