



Address: [1613 LYNNHAVEN RD](#)
City: FORT WORTH
Georeference: 30820-10-4
Subdivision: OAKLAND PARK ESTATES
Neighborhood Code: 1H030C

Latitude: 32.7546947966
Longitude: -97.2529547545
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 10 Lot 4

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: None
Notice Sent Date: 4/15/2025
Notice Value: \$221,789
Protest Deadline Date: 5/24/2024

Site Number: 02025809
Site Name: OAKLAND PARK ESTATES-10-4
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,614
Percent Complete: 100%
Land Sqft^{*}: 10,400
Land Acres^{*}: 0.2387
Pool: N

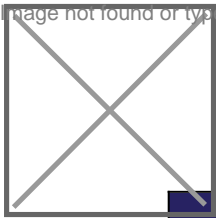
⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
RUIZ HENRY
Primary Owner Address:
1613 LYNNHAVEN RD
FORT WORTH, TX 76103-1809

Deed Date: 11/20/2002
Deed Volume: 0016201
Deed Page: 0000239
Instrument: 00162010000239



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MYATT SHERRY COOPER	8/1/2001	00150680000357	0015068	0000357
MYATT ROSS EST III	12/31/1900	000000000000000	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	\$191,389	\$30,400	\$221,789	\$165,222
2024	\$191,389	\$30,400	\$221,789	\$150,202
2023	\$193,098	\$30,400	\$223,498	\$136,547
2022	\$169,311	\$30,000	\$199,311	\$124,134
2021	\$139,803	\$30,000	\$169,803	\$112,849
2020	\$102,116	\$30,000	\$132,116	\$102,590

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.