



Address: [2400 LYNNHAVEN RD](#)
City: FORT WORTH
Georeference: A 33-48A
Subdivision: AHLER, P H SURVEY
Neighborhood Code: 1H030C

Latitude: 32.744450518
Longitude: -97.2528254146
TAD Map: 2072-392
MAPSCO: TAR-079E



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

PROPERTY DATA

Legal Description: AHLER, P H SURVEY Abstract
33 Tract 48A

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: 1924

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 03730042

Site Name: AHLER, P H SURVEY-48A

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,344

Percent Complete: 100%

Land Sqft^{*}: 15,500

Land Acres^{*}: 0.3558

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:

K2T2 LLC

Primary Owner Address:

2317 ROOSEVELT DR STE D
ARLINGTON, TX 76016

Deed Date: 4/27/2018

Deed Volume:

Deed Page:

Instrument: [D218092401](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SKA PROPERTIES	4/27/2018	D218091938		
JDJC HOMES LP	4/11/2018	D218077387		
STEPHENS MICHAEL	8/1/2003	D203293769	0017050	0000259
GORE TAMMIE L	6/6/2001	00149460000386	0014946	0000386
MARKS WILLIAM J	5/24/2001	00149700000453	0014970	0000453
NEWMAN BOB M;NEWMAN ROSA L	11/1/1995	00121610000683	0012161	0000683
RCB INVESTMENTS INC	6/21/1995	00120060000656	0012006	0000656
FEDERAL HOME LOAN MTG CORP	2/7/1995	00118860000433	0011886	0000433
SMALLEY DEWEY L;SMALLEY GRACE M	1/6/1985	00082040002295	0008204	0002295
NETHERTON CHARLES H	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	\$187,914	\$35,500	\$223,414	\$223,414
2024	\$187,914	\$35,500	\$223,414	\$223,414
2023	\$169,516	\$35,500	\$205,016	\$205,016
2022	\$162,336	\$12,000	\$174,336	\$174,336
2021	\$134,572	\$12,000	\$146,572	\$146,572
2020	\$124,040	\$12,000	\$136,040	\$136,040

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

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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.