



Address: [120 N FLAXSEED LN](#)
City: FORT WORTH
Georeference: 23785-2-24
Subdivision: LEGACY WEST ADDITION
Neighborhood Code: 2W300J

Latitude: 32.7603525374
Longitude: -97.4977277476
TAD Map: 2000-396
MAPSCO: TAR-058X



Google Map or type unknown

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

PROPERTY DATA

Legal Description: LEGACY WEST ADDITION
Block 2 Lot 24

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
WHITE SETTLEMENT ISD (920)

State Code: A

Year Built: 1987

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$257,565

Protest Deadline Date: 7/12/2024

Site Number: 05065224

Site Name: LEGACY WEST ADDITION-2-24

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size ⁺⁺⁺: 1,406

Percent Complete: 100%

Land Sqft ^{*}: 9,754

Land Acres ^{*}: 0.2239

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:

CERMAK RACHEL MARIE
SEVERIN ZACHERY KIRK

Primary Owner Address:

120 N FLAXSEED LN
FORT WORTH, TX 76108

Deed Date: 6/26/2020

Deed Volume:

Deed Page:

Instrument: [D220150774](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JAYME ESTELLE	2/27/2006	D206061536	0000000	0000000
TIJERINA DOMINIC;TIJERINA REGINA	12/18/2000	00146580000007	0014658	0000007
WHITTEN JOHN JR;WHITTEN KIMBERLY	9/29/1998	00134460000113	0013446	0000113
FLEURY FREDERICK B	5/28/1987	00089650001900	0008965	0001900
YOUNGBLOOD BUILDERS INC	4/20/1987	00089210002189	0008921	0002189
CRITES PROPERTIES INC	1/6/1987	00088010001818	0008801	0001818
STYLEMARK HOMES INC	11/5/1986	00087380000840	0008738	0000840
AMERICAN NATL MORTGAGE CO INC	12/27/1985	00084090002009	0008409	0002009
LEGACY WEST DEVELOPMENT INC	2/26/1985	00081000002104	0008100	0002104

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	\$217,565	\$40,000	\$257,565	\$257,565
2024	\$217,565	\$40,000	\$257,565	\$244,338
2023	\$212,170	\$40,000	\$252,170	\$222,125
2022	\$171,932	\$30,000	\$201,932	\$201,932
2021	\$154,805	\$30,000	\$184,805	\$184,805
2020	\$132,727	\$30,000	\$162,727	\$144,946

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.