



Address: [1750 LYNNHAVEN RD](#)
City: FORT WORTH
Georeference: 27400--1RC2
Subdivision: MC CRAW ADDITION
Neighborhood Code: 1H030C

Latitude: 32.7519765964
Longitude: -97.2531424091
TAD Map: 2072-392
MAPSCO: TAR-079A



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MC CRAW ADDITION Lot 1RC2

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: 1987

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 06020119

Site Name: MC CRAW ADDITION-1RC2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,480

Percent Complete: 100%

Land Sqft^{*}: 10,018

Land Acres^{*}: 0.2299

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:

ALCANTAR TOMAS CHAVEZ
ALCANTAR ENA MASSIEL

Primary Owner Address:

1750 LYNNHAVEN RD
FORT WORTH, TX 76103

Deed Date: 10/27/2015

Deed Volume:

Deed Page:

Instrument: M215011195

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ALCANTAR TOMAS;LOPEZ ENA	10/26/2015	D215244835		
Unlisted	5/15/2013	D213134196	0000000	0000000
NORTHUM BRIAN	2/24/2006	D206072620	0000000	0000000
COPPOCK JULIE;COPPOCK PATRICK	4/12/2001	00148660000050	0014866	0000050
COPPOCK JULIE;COPPOCK PATRICK M	10/6/1999	00000000000000	0000000	0000000
COPPOCK JULIE MAY;COPPOCK PATRICK	9/9/1999	00140070000259	0014007	0000259
HOUSTON RON	1/1/1986	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	\$177,861	\$30,018	\$207,879	\$207,879
2024	\$177,861	\$30,018	\$207,879	\$207,879
2023	\$210,884	\$30,018	\$240,902	\$190,040
2022	\$185,901	\$30,000	\$215,901	\$172,764
2021	\$155,822	\$30,000	\$185,822	\$157,058
2020	\$115,000	\$30,000	\$145,000	\$142,780

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.