



**Address:** [537 LINACRE DR](#)  
**City:** FORT WORTH  
**Georeference:** 8537L-C-19  
**Subdivision:** COVENTRY ADDITION  
**Neighborhood Code:** 4B012C

**Latitude:** 32.5812174129  
**Longitude:** -97.3305369873  
**TAD Map:** 2048-332  
**MAPSCO:** TAR-119J



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** COVENTRY ADDITION Block C  
Lot 19

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CROWLEY ISD (912)

**State Code:** A

**Year Built:** 2001

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$203,000

**Protest Deadline Date:** 5/24/2024

**Site Number:** 07658249

**Site Name:** COVENTRY ADDITION-C-19

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,499

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,600

**Land Acres<sup>\*</sup>:** 0.1515

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

TRICON SFR 2025-1 BORROWER LLC

**Primary Owner Address:**

15771 RED HILL AVE STE 100  
TUSTIN, CA 92780

**Deed Date:** 3/6/2025

**Deed Volume:**

**Deed Page:**

**Instrument:** [D225040128](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TAH 2018-1 BORROWER LLC	4/18/2018	<a href="#">D218085184</a>		
SBY 2014-1 BORROWER LLC	8/12/2014	<a href="#">D214178764</a>		
2012-C PROPERTY HOLDINGS LLC	11/30/2012	<a href="#">D212295639</a>	0000000	0000000
DALLAS METRO HOLDINGS LLC	11/29/2012	<a href="#">D212295102</a>	0000000	0000000
SECRETARY OF HUD	7/6/2012	<a href="#">D212218323</a>	0000000	0000000
WELLS FARGO BANK N A	7/3/2012	<a href="#">D212170191</a>	0000000	0000000
BRUMIT CLAYTON T	4/30/2009	<a href="#">D209119674</a>	0000000	0000000
DABNEY C & JANE GREEN;DABNEY NANCY	10/18/2001	00152200000204	0015220	0000204
CENTEX HOMES	1/1/2000	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 <sup>+</sup>
2025	\$112,855	\$60,000	\$172,855	\$172,855
2024	\$143,000	\$60,000	\$203,000	\$203,000
2023	\$199,986	\$45,000	\$244,986	\$244,986
2022	\$161,483	\$45,000	\$206,483	\$206,483
2021	\$111,233	\$45,000	\$156,233	\$156,233
2020	\$111,233	\$45,000	\$156,233	\$156,233

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

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.