07-06-2025

Tarrant Appraisal District Property Information | PDF Account Number: 41116984

Address: 2600 TRIANGLE LEAF DR

City: FORT WORTH Georeference: 44715T-163-7 Subdivision: VILLAGES OF WOODLAND SPRINGS W Neighborhood Code: 3K600B

Latitude: 32.9392798768 Longitude: -97.3060651983 TAD Map: 2054-460 MAPSCO: TAR-021M

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

PROPERTY DATA

Legal Description: VILLAGES OF WOODLAND SPRINGS W Block 163 Lot 7 Jurisdictions: CITY OF FORT WORTH (026) **TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225)** KELLER ISD (907)

Site Number: 41116984 Site Name: VILLAGES OF WOODLAND SPRINGS W-163-7 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 1,776 Percent Complete: 100% Land Sqft*: 6,791 Land Acres^{*}: 0.1558 Pool: N

+++ Rounded.

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

OWNER INFORMATION

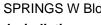
Current Owner: LEHMAN KEVIN LEHMAN REBECCA AILEENE

Primary Owner Address: 2600 TRIANGLE LEAF DR FORT WORTH, TX 76244-5580 Deed Date: 3/22/2021 **Deed Volume: Deed Page:** Instrument: D221084435



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LOCATION



State Code: A Year Built: 2009 Personal Property Account: N/A Agent: None Notice Sent Date: 4/15/2025 Notice Value: \$361,382 Protest Deadline Date: 5/24/2024

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LEHMAN JUNE;LEHMAN KEVIN;LEHMAN REBECCA AILEENE	5/28/2014	<u>D214108193</u>		
LEHMAN KEVIN	5/22/2014	D214108193	000000	0000000
CHOW DANIEL	10/27/2009	D209285401	000000	0000000
DR HORTON - TEXAS LTD	6/27/2007	D207231751	000000	0000000
ONE WOODLAND SPRINGS LTD	1/1/2006	000000000000000000000000000000000000000	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	\$291,382	\$70,000	\$361,382	\$361,382
2024	\$291,382	\$70,000	\$361,382	\$347,333
2023	\$296,774	\$70,000	\$366,774	\$315,757
2022	\$260,655	\$50,000	\$310,655	\$287,052
2021	\$210,956	\$50,000	\$260,956	\$260,956
2020	\$193,516	\$50,000	\$243,516	\$243,516

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.