



Address: [1832 LYNNWOOD HILLS DR](#)
City: FORT WORTH
Georeference: 8672-1-8
Subdivision: CRESCENT PLACE
Neighborhood Code: 1H030B

Latitude: 32.7530490828
Longitude: -97.2222217156
TAD Map: 2084-392
MAPSCO: TAR-080A



Google Map or type unknown

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

PROPERTY DATA

Legal Description: CRESCENT PLACE Block 1 Lot 8

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: 2012

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$311,892

Protest Deadline Date: 5/24/2024

Site Number: 41175093

Site Name: CRESCENT PLACE-1-8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,424

Percent Complete: 100%

Land Sqft^{*}: 8,712

Land Acres^{*}: 0.2000

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:

CHANNEL TAMARA

Primary Owner Address:

1832 LYNNWOOD HILLS DR
FORT WORTH, TX 76112

Deed Date: 9/23/2016

Deed Volume:

Deed Page:

Instrument: [D216226125](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WATKINS LAURIN;WATKINS MICHAEL T	10/22/2012	D212265161	0000000	0000000
KB HOME LONE STAR INC	6/1/2012	D212135635	0000000	0000000
FW CRESCENT PLACE LOTS LP	11/7/2006	D206353737	0000000	0000000
FINANCIAL SPECIALISTS INC	1/1/2006	000000000000000	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	\$263,864	\$26,136	\$290,000	\$262,074
2024	\$285,756	\$26,136	\$311,892	\$238,249
2023	\$293,020	\$26,136	\$319,156	\$216,590
2022	\$238,000	\$22,000	\$260,000	\$196,900
2021	\$157,000	\$22,000	\$179,000	\$179,000
2020	\$157,000	\$22,000	\$179,000	\$179,000

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.