



**Address:** [1852 LYNNWOOD HILLS DR](#)  
**City:** FORT WORTH  
**Georeference:** 8672-1-13  
**Subdivision:** CRESCENT PLACE  
**Neighborhood Code:** 1H030B

**Latitude:** 32.752316387  
**Longitude:** -97.2224849659  
**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 13

**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:** 2007

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

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

**Notice Value:** \$229,032

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

**Site Number:** 41175158

**Site Name:** CRESCENT PLACE-1-13

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,635

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,250

**Land Acres<sup>\*</sup>:** 0.1205

**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:**

CHAM AMAT

**Primary Owner Address:**

1852 LYNNWOOD HILLS DR  
FORT WORTH, TX 76112

**Deed Date:** 6/17/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219131745](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VALDEZ JESSIE R	6/26/2015	<a href="#">D215140410</a>		
PUNDISTO PORNTAWEE	8/15/2007	<a href="#">D207293104</a>	0000000	0000000
HMH LIFESTYLES LP	2/13/2007	<a href="#">D207054096</a>	0000000	0000000
FW CRESCENT PLACE LOTS LP	11/7/2006	<a href="#">D206353737</a>	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 <sup>+</sup>
2025	\$172,233	\$15,750	\$187,983	\$187,983
2024	\$213,282	\$15,750	\$229,032	\$217,236
2023	\$218,661	\$15,750	\$234,411	\$197,487
2022	\$206,497	\$22,000	\$228,497	\$179,534
2021	\$141,213	\$22,000	\$163,213	\$163,213
2020	\$141,869	\$22,000	\$163,869	\$163,869

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.