



Address: [1860 LYNNWOOD HILLS DR](#)
City: FORT WORTH
Georeference: 8672-1-15
Subdivision: CRESCENT PLACE
Neighborhood Code: 1H030B

Latitude: 32.7520519413
Longitude: -97.2225644285
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 15

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: 2011

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 41175174

Site Name: CRESCENT PLACE-1-15

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,820

Percent Complete: 100%

Land Sqft^{*}: 5,250

Land Acres^{*}: 0.1205

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:

FLORES JAIME ALEXANDER JR
SIGUENZA CYNTHIA

Primary Owner Address:

2625 CARTEN ST
FORT WORTH, TX 76112

Deed Date: 1/20/2023

Deed Volume:

Deed Page:

Instrument: [D223011516](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
EVANS LAMONICA	2/17/2012	D212046460	0000000	0000000
KB HOME LONE STAR LP	7/21/2010	D210178171	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	\$252,777	\$15,750	\$268,527	\$268,527
2024	\$252,777	\$15,750	\$268,527	\$268,527
2023	\$259,176	\$15,750	\$274,926	\$228,098
2022	\$244,599	\$22,000	\$266,599	\$207,362
2021	\$166,511	\$22,000	\$188,511	\$188,511
2020	\$167,270	\$22,000	\$189,270	\$189,270

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.