



Address: [1801 LYNNWOOD HILLS DR](#)
City: FORT WORTH
Georeference: 8672-3-1
Subdivision: CRESCENT PLACE
Neighborhood Code: 1H030B

Latitude: 32.7525984671
Longitude: -97.2208565794
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 3 Lot 1

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: 41175603

Site Name: CRESCENT PLACE-3-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,026

Percent Complete: 100%

Land Sqft^{*}: 6,534

Land Acres^{*}: 0.1500

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:

PHAN MARY MONGLANH
PHAN DAVID HUU
PHAN TONY-QUY HUU

Primary Owner Address:

1801 LYNNWOOD HLS
FORT WORTH, TX 76112-7534

Deed Date: 9/4/2020

Deed Volume:

Deed Page:

Instrument: [D220227338](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HOLBROOK BRIAN	7/24/2012	D212181695	0000000	0000000
KB HOME LONE STAR INC	6/7/2011	D211145089	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	\$267,988	\$19,602	\$287,590	\$287,590
2024	\$267,988	\$19,602	\$287,590	\$287,590
2023	\$322,162	\$19,602	\$341,764	\$271,040
2022	\$308,143	\$22,000	\$330,143	\$246,400
2021	\$202,000	\$22,000	\$224,000	\$224,000
2020	\$175,000	\$22,000	\$197,000	\$197,000

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.