



Address: [1301 THROCKMORTON ST UNIT 3201](#)
City: FORT WORTH
Georeference: 41782C---09
Subdivision: 1301 THROCKMORTON RESIDENCES
Neighborhood Code: U4001A

Latitude: 32.748287009
Longitude: -97.3285350169
TAD Map: 2048-392
MAPSCO: TAR-077A



Google Map or type unknown

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

PROPERTY DATA

Legal Description: 1301 THROCKMORTON
RESIDENCES Lot 3201 & 1.864% OF COMMON
AREA IMP ONLY

Jurisdictions:

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- CFW PID #1 - DOWNTOWN (601)
- FORT WORTH ISD (905)

State Code: A
Year Built: 2008
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 41390261
Site Name: 1301 THROCKMORTON RESIDENCES-3201-80
Site Class: A3 - Residential - Urban Condominium
Parcels: 1
Approximate Size⁺⁺⁺: 2,779
Percent Complete: 100%
Land Sqft^{*}: 0
Land Acres^{*}: 0.0000
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:
RANDALL C LYNES 5X5 TRUST
Primary Owner Address:
2201 SCOTT AVE
FORT WORTH, TX 76103

Deed Date: 9/1/2023
Deed Volume:
Deed Page:
Instrument: [D223158935](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
INTERNATIONAL BIOMEDICAL LTD	3/8/2017	D217056019		
GONZALEZ-DAVELA PROPERTIES LLC	5/6/2016	D216097564		
JOHN A OREMUS 1994 EXPT TRUST	2/18/2014	D214032443	0000000	0000000
OMNI FORT WORTH PARTNERSHIP LP	1/1/2008	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	\$1,235,586	\$60,000	\$1,295,586	\$1,295,586
2024	\$1,235,586	\$60,000	\$1,295,586	\$1,295,586
2023	\$1,181,729	\$35,000	\$1,216,729	\$1,216,729
2022	\$1,266,796	\$35,000	\$1,301,796	\$1,301,796
2021	\$1,143,298	\$35,000	\$1,178,298	\$1,178,298
2020	\$1,156,675	\$35,000	\$1,191,675	\$1,191,675

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.