



**Address:** [2400 DAHLIA DR](#)  
**City:** FORT WORTH  
**Georeference:** 41142-N-12  
**Subdivision:** SYCAMORE LANDING  
**Neighborhood Code:** 4S360S

**Latitude:** 32.6261830853  
**Longitude:** -97.3552590408  
**TAD Map:** 2042-348  
**MAPSCO:** TAR-104K



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SYCAMORE LANDING Block N  
Lot 12

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CROWLEY ISD (912)

**State Code:** A

**Year Built:** 2024

**Personal Property Account:** N/A

**Agent:** ELLIOTT-WELLMAN (00642)

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

**Notice Value:** \$164,483

**Protest Deadline Date:** 7/12/2024

**Site Number:** 800085219

**Site Name:** SYCAMORE LANDING Block N Lot 12

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,740

**Percent Complete:** 40%

**Land Sqft<sup>\*</sup>:** 6,011

**Land Acres<sup>\*</sup>:** 0.1380

**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:**

LEGEND CLASSIC HOMES LTD

**Primary Owner Address:**

13141 NORTHWEST FWY  
HOUSTON, TX 77040

**Deed Date:** 8/1/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224138472](#)

## 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	\$104,373	\$60,110	\$164,483	\$164,483
2024	\$0	\$28,000	\$28,000	\$28,000
0	\$0	\$0	\$0	\$0

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.