



LOCATION

Address: [3717 LYNNCREST DR](#)
City: FORT WORTH
Georeference: 2140-4-2B
Subdivision: BELLAIRE ESTATES
Neighborhood Code: 4T001B

Latitude: 32.7131863634
Longitude: -97.3735961431
TAD Map: 2036-380
MAPSCO: TAR-075V



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BELLAIRE ESTATES Block 4 Lot 2B

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: 1952

Personal Property Account: N/A

Agent: TARRANT PROPERTY TAX SERVICE (00065)

Notice Sent Date: 4/15/2025

Notice Value: \$1,025,000

Protest Deadline Date: 5/15/2025

Site Number: 00148202
Site Name: BELLAIRE ESTATES-4-2B
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,289
Percent Complete: 100%
Land Sqft^{*}: 17,424
Land Acres^{*}: 0.4000
Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

WORTHINGTON ALLEN L
WORTHINGTON GISELDA

Primary Owner Address:

3717 LYNNCREST DR
FORT WORTH, TX 76109-1240

Deed Date: 7/20/2012
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D212178815](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GRANTGES LOUIS A;GRANTGES SUSAN	5/20/1998	00132280000164	0013228	0000164
WHITTINGTON JAMES C	12/31/1900	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	\$313,640	\$711,360	\$1,025,000	\$1,025,000
2024	\$313,640	\$711,360	\$1,025,000	\$964,975
2023	\$520,760	\$474,240	\$995,000	\$877,250
2022	\$425,849	\$474,281	\$900,130	\$797,500
2021	\$225,000	\$500,000	\$725,000	\$725,000
2020	\$225,000	\$500,000	\$725,000	\$725,000

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.