



Address: [2315 LILLIAN ST](#)
City: FORT WORTH
Georeference: 8870-1-12
Subdivision: CROSS, J F & HAWKINS ADDITION
Neighborhood Code: M3H01N

Latitude: 32.7767627934
Longitude: -97.3122327862
TAD Map: 2054-400
MAPSCO: TAR-063Q



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

PROPERTY DATA

Legal Description: CROSS, J F & HAWKINS
ADDITION Block 1 Lot 12

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: B

Year Built: 1950

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 00669180

Site Name: CROSS, J F & HAWKINS ADDITION-1-12

Site Class: B - Residential - Multifamily

Parcels: 1

Approximate Size⁺⁺⁺: 1,364

Percent Complete: 100%

Land Sqft^{*}: 6,000

Land Acres^{*}: 0.1377

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:

PEREZ MANUEL
PEREZ ROSA MARIA

Primary Owner Address:

3404 BIRD ST
FORT WORTH, TX 76111-4810

Deed Date: 5/4/2000

Deed Volume: 0014377

Deed Page: 0000396

Instrument: 00143770000396

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BUD STARNES & ASSOCIATES INC	5/3/2000	00143770000394	0014377	0000394
MARTIN BETH ANN;MARTIN ROBERT	4/25/1998	00000000000000	0000000	0000000
COX PAUL EST ETAL	6/5/1997	00727920000192	0072792	0000192
CENTRAL BANK & TRUST	4/1/1997	00127240001494	0012724	0001494
PHILLIPS EARNEST M	12/31/1900	00000000000000	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	\$0	\$0	\$0	\$0
2024	\$97,599	\$30,000	\$127,599	\$104,099
2023	\$56,749	\$30,000	\$86,749	\$86,749
2022	\$58,144	\$21,000	\$79,144	\$79,144
2021	\$54,838	\$10,000	\$64,838	\$64,838
2020	\$73,840	\$10,000	\$83,840	\$83,840

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.