



LOCATION

Address: 1351 LINCOLNSHIRE WAY

City: FORT WORTH

Georeference: 24015-10-23

Subdivision: LINCOLNSHIRE ADDITION

Neighborhood Code: 4S360N

Latitude: 32.6259161285 **Longitude:** -97.3399707075

TAD Map: 2048-348 **MAPSCO:** TAR-104R





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

PROPERTY DATA

Legal Description: LINCOLNSHIRE ADDITION

Block 10 Lot 23 **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: 1992

Personal Property Account: N/A Agent: RYAN LLC (00320R) Protest Deadline Date: 5/15/2025 **Site Number:** 05596254

Site Name: LINCOLNSHIRE ADDITION-10-23 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,725
Percent Complete: 100%

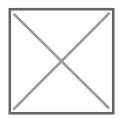
Land Sqft*: 5,926 Land Acres*: 0.1360

Pool: N

+++ Rounded

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



OWNER INFORMATION

Current Owner: FKH SFR PROPCO A LP Primary Owner Address: 1850 PARKWAY PL SUITE 900 MARIETTA, GA 30067

Deed Date: 8/14/2020

Deed Volume: Deed Page:

Instrument: D220207261

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CERBERUS SFR HOLDINGS V LP	3/27/2020	D220072616		
CABRAL RICHARD	5/25/2016	D216113350		
SALAS MARK S;SALAS PATRICIA A	6/12/1992	00106790001992	0010679	0001992
CHOICE HOMES	2/26/1992	00105650001537	0010565	0001537
FDIC	11/30/1991	00104620001077	0010462	0001077
NCNB TEXAS NATIONAL BANK	2/6/1990	00098340001691	0009834	0001691
SABINE VALLEY INDUSTRIES INC	1/22/1986	00084350000848	0008435	0000848
LINCOLNSHIRE DEV LTD	1/1/1984	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$242,950	\$30,000	\$272,950	\$272,950
2023	\$245,886	\$30,000	\$275,886	\$275,886
2022	\$204,805	\$30,000	\$234,805	\$234,805
2021	\$161,929	\$30,000	\$191,929	\$191,929
2020	\$120,890	\$30,000	\$150,890	\$150,890

Pending indicates that the property record has not yet been completed for the indicated tax year.

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⁺ 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.

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