



**Address:** [1354 YORKSHIRE ST](#)  
**City:** FORT WORTH  
**Georeference:** 24015-10-25R  
**Subdivision:** LINCOLNSHIRE ADDITION  
**Neighborhood Code:** 4S360N

**Latitude:** 32.6255955916  
**Longitude:** -97.3400470435  
**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 25R

**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:** 1991  
**Personal Property Account:** N/A  
**Agent:** OWNWELL INC (12140)  
**Protest Deadline Date:** 5/15/2025

**Site Number:** 06157947  
**Site Name:** LINCOLNSHIRE ADDITION-10-25R  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,261  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,250  
**Land Acres<sup>\*</sup>:** 0.1205  
**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:**  
TRICON SFR 2020-2 BORROWER LLC  
**Primary Owner Address:**  
15771 RED HILL AVE  
TUSTIN, CA 92780-7303

**Deed Date:** 11/11/2020  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D220302920](#)

| Previous Owners                  | Date      | Instrument                 | Deed Volume | Deed Page |
|----------------------------------|-----------|----------------------------|-------------|-----------|
| TAH HOLDING LP                   | 4/15/2015 | <a href="#">D215078548</a> |             |           |
| BLTREJV3 DALLAS LLC              | 6/4/2013  | <a href="#">D213156746</a> | 0000000     | 0000000   |
| RANGEL JEFFREY T                 | 5/28/2009 | <a href="#">D209144356</a> | 0000000     | 0000000   |
| TRINH THANG                      | 2/9/2009  | <a href="#">D209041227</a> | 0000000     | 0000000   |
| NGUYEN THOM                      | 9/29/2002 | <a href="#">D209144354</a> | 0000000     | 0000000   |
| TRINH THANH H EST                | 5/12/2000 | 00143410000267             | 0014341     | 0000267   |
| TRINH LONG G;TRINH THANH H TRINH | 12/3/1991 | 00104640001838             | 0010464     | 0001838   |
| HORTON HOMES INC                 | 7/12/1991 | 00103240001597             | 0010324     | 0001597   |
| UNIVERSITY SAVINGS ASSN          | 10/6/1987 | 00090910000084             | 0009091     | 0000084   |
| NASH PHILLIP/COPUS ETAL          | 1/1/1987  | 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 <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$0                | \$0         | \$0          | \$0                          |
| 2024 | \$189,000          | \$30,000    | \$219,000    | \$219,000                    |
| 2023 | \$205,413          | \$30,000    | \$235,413    | \$235,413                    |
| 2022 | \$157,497          | \$30,000    | \$187,497    | \$187,497                    |
| 2021 | \$106,724          | \$30,000    | \$136,724    | \$136,724                    |
| 2020 | \$106,724          | \$30,000    | \$136,724    | \$136,724                    |



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

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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.