



## LOCATION

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**Address:** [2705 LYNX LN](#)

**City:** FORT WORTH

**Georeference:** 44715T-145-13

**Subdivision:** VILLAGES OF WOODLAND SPRINGS W

**Neighborhood Code:** 3K600B

**Latitude:** 32.947327795

**Longitude:** -97.3013454472

**TAD Map:** 2060-464

**MAPSCO:** TAR-021H



Google Map or type unknown

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

## PROPERTY DATA

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**Legal Description:** VILLAGES OF WOODLAND  
SPRINGS W Block 145 Lot 13

**Jurisdictions:**

CITY OF FORT WORTH (026)

TARRANT COUNTY (220)

TARRANT REGIONAL WATER DISTRICT (223)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

NORTHWEST ISD (911)

**Site Number:** 40300226

**Site Name:** VILLAGES OF WOODLAND SPRINGS W-145-13

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,780

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 4,400

**Land Acres<sup>\*</sup>:** 0.1010

**Pool:** N

**State Code:** A

**Year Built:** 2005

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

<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

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**Current Owner:**

TRICON SFR 2023-2 BORROWER LLC

**Primary Owner Address:**

15771 RED HILL AVE

TUSTIN, CA 92780

**Deed Date:** 11/29/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223213477](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TAH 2017-1 BORROWER LLC	8/23/2017	<a href="#">D217196853</a>		
SBY 2014-1 BORROWER LLC	8/12/2014	<a href="#">D21418764</a>		
2012-C PROPERTY HOLDINGS LLC	3/4/2013	<a href="#">D213058082</a>	0000000	0000000
CLACKER ALLISON;CLACKER CODY	5/23/2005	<a href="#">D205152728</a>	0000000	0000000
LENNAR HOMES OF TEXAS	5/20/2005	<a href="#">D205152727</a>	0000000	0000000
LENNAR HMS TX LAND & CONST LTD	1/18/2005	<a href="#">D205026516</a>	0000000	0000000
GMAC MODEL HOME FINANCE INC	1/26/2004	<a href="#">D204030169</a>	0000000	0000000
ONE PRAIRIE MEADOWS LTD	1/1/2003	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$263,000	\$70,000	\$333,000	\$333,000
2023	\$217,964	\$70,000	\$287,964	\$287,964
2022	\$226,592	\$50,000	\$276,592	\$276,592
2021	\$181,429	\$50,000	\$231,429	\$231,429
2020	\$166,399	\$50,000	\$216,399	\$216,399

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.