



## LOCATION

---

**Address:** [2741 LYNX LN](#)

**City:** FORT WORTH

**Georeference:** 44715T-145-22

**Subdivision:** VILLAGES OF WOODLAND SPRINGS W

**Neighborhood Code:** 3K600B

**Latitude:** 32.9464642559

**Longitude:** -97.3006757824

**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

---

**Legal Description:** VILLAGES OF WOODLAND  
SPRINGS W Block 145 Lot 22

**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:** 40300315

**Site Name:** VILLAGES OF WOODLAND SPRINGS W-145-22

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,236

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,405

**Land Acres<sup>\*</sup>:** 0.1699

**Pool:** Y

**State Code:** A

**Year Built:** 2004

**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

---

**Current Owner:**

ROONGRUANGPHOL THASANAI

**Primary Owner Address:**

4028 LAMBERT RD

EL SOBRANTE, CA 94803

**Deed Date:** 5/19/2011

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D211120913](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SECRETARY OF HUD	11/8/2010	<a href="#">D210300841</a>	0000000	0000000
WELLS FARGO BANK N A	11/2/2010	<a href="#">D210279232</a>	0000000	0000000
TRUJILLO C C;TRUJILLO C J	9/22/2005	<a href="#">D205287299</a>	0000000	0000000
D R HORTON TEXAS LTD	10/31/2003	<a href="#">D203426133</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	\$312,000	\$70,000	\$382,000	\$382,000
2023	\$305,000	\$70,000	\$375,000	\$375,000
2022	\$250,074	\$50,000	\$300,074	\$300,074
2021	\$223,000	\$50,000	\$273,000	\$273,000
2020	\$223,000	\$50,000	\$273,000	\$273,000

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

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.