



LOCATION

Address: [2745 LYNX LN](#)

City: FORT WORTH

Georeference: 44715T-145-23

Subdivision: VILLAGES OF WOODLAND SPRINGS W

Neighborhood Code: 3K600B

Latitude: 32.9463585685

Longitude: -97.300835742

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 23

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: 40300323

Site Name: VILLAGES OF WOODLAND SPRINGS W-145-23

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,395

Percent Complete: 100%

Land Sqft^{*}: 8,712

Land Acres^{*}: 0.2000

Pool: N

State Code: A

Year Built: 2004

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

HANNA MONTASER

YOUSSEF HAYDY

Primary Owner Address:

2745 LYNX LN

FORT WORTH, TX 76244

Deed Date: 5/28/2021

Deed Volume:

Deed Page:

Instrument: [D221156021](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RICHARDSON SAM;RICHARDSON TIFFANY	4/30/2014	D214087537	0000000	0000000
STRUVE KERRY L	5/23/2007	D207185527	0000000	0000000
BYBEE DAVID GENE	10/29/2004	D205110636	0000000	0000000
D R HORTON TEXAS LTD	10/31/2003	D203426133	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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$298,000	\$70,000	\$368,000	\$368,000
2023	\$320,000	\$70,000	\$390,000	\$341,000
2022	\$260,000	\$50,000	\$310,000	\$310,000
2021	\$179,599	\$50,000	\$229,599	\$229,599
2020	\$179,599	\$50,000	\$229,599	\$229,599

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

- HOMESTEAD GENERAL 11.13(b)

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.