

LOCATION

Address: [2749 LYNX LN](#)

City: FORT WORTH

Georeference: 44715T-145-24

Subdivision: VILLAGES OF WOODLAND SPRINGS W

Neighborhood Code: 3K600B

Latitude: 32.9464877714

Longitude: -97.3010908651

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 24

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: 40300331

Site Name: VILLAGES OF WOODLAND SPRINGS W-145-24

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,236

Percent Complete: 100%

Land Sqft^{*}: 7,405

Land Acres^{*}: 0.1699

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:

MCCLANE RYAN

MCCLANE TABITHA

Primary Owner Address:

2749 LYNX LN

FORT WORTH, TX 76244

Deed Date: 9/12/2022

Deed Volume:

Deed Page:

Instrument: [D222226285](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|---------------------------------------|------------|----------------------------|-------------|-----------|
| ROGERS ANGEL W;ROGERS CHARLES-DAVID L | 8/4/2015 | D215173485 | | |
| CAMDEN BOBBY E;CAMDEN SARAH F | 7/26/2005 | D205223697 | 0000000 | 0000000 |
| D R HORTON TEXAS LTD | 10/31/2003 | D203426133 | 0000000 | 0000000 |
| ONE PRAIRIE MEADOWS LTD | 1/1/2003 | 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 ⁺ |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$0 | \$0 | \$0 | \$0 |
| 2024 | \$277,462 | \$70,000 | \$347,462 | \$347,462 |
| 2023 | \$302,000 | \$70,000 | \$372,000 | \$372,000 |
| 2022 | \$262,733 | \$50,000 | \$312,733 | \$276,117 |
| 2021 | \$201,015 | \$50,000 | \$251,015 | \$251,015 |
| 2020 | \$180,617 | \$50,000 | \$230,617 | \$230,617 |

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.