



**Address:** [3109 LINCOLN AVE](#)  
**City:** FORT WORTH  
**Georeference:** 12600-152-5  
**Subdivision:** ELLIS, M G ADDITION  
**Neighborhood Code:** 2M110E

**Latitude:** 32.8017817561  
**Longitude:** -97.3608279261  
**TAD Map:** 2042-412  
**MAPSCO:** TAR-062A



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** ELLIS, M G ADDITION Block 152  
Lot 5

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
FORT WORTH ISD (905)

**State Code:** A

**Year Built:** 2012

**Personal Property Account:** N/A

**Agent:** FW AREA HABITAT FOR HUMANITY (00566)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$240,040

**Protest Deadline Date:** 5/24/2024

**Site Number:** 00845353

**Site Name:** ELLIS, M G ADDITION-152-5

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,200

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,000

**Land Acres<sup>\*</sup>:** 0.1606

**Pool:** N

<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:**

MANDUJANO LADY DIANA

**Primary Owner Address:**

3109 LINCOLN AVE  
FORT WORTH, TX 76106-5615

**Deed Date:** 11/27/2012

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D212294931](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
F W AREA HABITAI FOR HUMANITY	12/14/2010	<a href="#">D210313412</a>	0000000	0000000
HIXSON JOHN M	7/9/2009	<a href="#">D209220691</a>	0000000	0000000
STINER LEVIRDA	12/31/1900	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	\$191,040	\$49,000	\$240,040	\$190,333
2024	\$191,040	\$49,000	\$240,040	\$173,030
2023	\$190,379	\$35,000	\$225,379	\$157,300
2022	\$156,725	\$13,000	\$169,725	\$143,000
2021	\$117,000	\$13,000	\$130,000	\$130,000
2020	\$117,000	\$13,000	\$130,000	\$122,690

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.