



Address: [3109 E 12TH ST](#)
City: FORT WORTH
Georeference: 24010--7
Subdivision: LINCOLN PLACE ADDITION
Neighborhood Code: 3H050N

Latitude: 32.758063697
Longitude: -97.3023084714
TAD Map: 2060-396
MAPSCO: TAR-063Z



Google Map or type unknown

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

PROPERTY DATA

Legal Description: LINCOLN PLACE ADDITION Lot 7

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: 1952

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 01594559

Site Name: LINCOLN PLACE ADDITION-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 672

Percent Complete: 100%

Land Sqft^{*}: 5,040

Land Acres^{*}: 0.1157

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

KVNN LIVING TRUST

Primary Owner Address:

5942 LA VISTA DR
DALLAS, TX 75206

Deed Date: 3/17/2022

Deed Volume:

Deed Page:

Instrument: [D222072513](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BIGVAND MASTANAH	4/10/2019	D219074188		
MARI REAL ESTATE HOLDINGS LLC	8/1/2018	D219074186-CWD		
GOODWYN JARRETT W;GOWANS TAMMY D;GOWANS TONY K;MALOY MANIEL AKA MANUAL;MALOY NATHANIEL JR;SIMPSON JON A	8/25/2017	D217198342		
GOWANS GERALDINE EST	11/20/1989	0000000000000000	0000000	0000000
MCCLARDY EST;MCCLARDY GEORGE JR	12/31/1900	00017660000255	0001766	0000255

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	\$113,197	\$25,200	\$138,397	\$138,397
2024	\$113,197	\$25,200	\$138,397	\$138,397
2023	\$106,502	\$25,200	\$131,702	\$131,702
2022	\$86,718	\$17,640	\$104,358	\$104,358
2021	\$70,227	\$14,000	\$84,227	\$84,227
2020	\$61,359	\$14,000	\$75,359	\$75,359

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.