



Address: [3108 E 12TH ST](#)
City: FORT WORTH
Georeference: 24010--14
Subdivision: LINCOLN PLACE ADDITION
Neighborhood Code: M3H01S

Latitude: 32.7576771511
Longitude: -97.3023175087
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 14

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)

Site Number: 01594613
Site Name: LINCOLN PLACE ADDITION-14
Site Class: B - Residential - Multifamily
Parcels: 1
Approximate Size⁺⁺⁺: 1,804
Percent Complete: 100%
Land Sqft^{*}: 5,040
Land Acres^{*}: 0.1157
Pool: N

State Code: B

Year Built: 1945

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

FLORES REBECCA
FLORES PHILLIP GARC
Primary Owner Address:
1304 DE RIDDER AVE
FORT WORTH, TX 76106-2931

Deed Date: 3/7/2003
Deed Volume: 0016480
Deed Page: 0000144
Instrument: 00164800000144

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BENAVIDES GUADALUPE G	4/1/2002	00156530000316	0015653	0000316
SEC OF HUD	3/5/1997	00131030000101	0013103	0000101
FIRST NATIONWIDE MTG CORP	3/4/1997	00126920000858	0012692	0000858
MILLS SCOTT R	3/31/1990	00101340001462	0010134	0001462
BATES WARREN H	5/13/1986	00085490000262	0008549	0000262
FHA INVESTMENTS	10/2/1985	00083270000993	0008327	0000993
CAMPBELL DONALD R JR	5/16/1985	00081840000966	0008184	0000966
RUBY JEAN PRENTERS	12/31/1900	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	\$95,800	\$25,200	\$121,000	\$121,000
2024	\$95,800	\$25,200	\$121,000	\$121,000
2023	\$96,292	\$25,200	\$121,492	\$121,492
2022	\$74,459	\$17,640	\$92,099	\$92,099
2021	\$66,333	\$14,000	\$80,333	\$80,333
2020	\$67,028	\$14,000	\$81,028	\$81,028

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.