



**Address:** [3100 E 12TH ST](#)  
**City:** FORT WORTH  
**Georeference:** 24010--16  
**Subdivision:** LINCOLN PLACE ADDITION  
**Neighborhood Code:** 3H050N

**Latitude:** 32.75767699  
**Longitude:** -97.3026850973  
**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 16

**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:** C1

**Year Built:** 0

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 01594648  
**Site Name:** LINCOLN PLACE ADDITION-16  
**Site Class:** C1 - Residential - Vacant Land  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 0  
**Percent Complete:** 0%  
**Land Sqft<sup>\*</sup>:** 5,040  
**Land Acres<sup>\*</sup>:** 0.1157  
**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:**

CHILDRESS CATHERINE

**Primary Owner Address:**

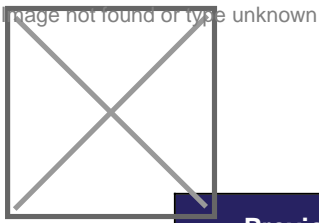
11816 INWOOD RD #1001  
DALLAS, TX 75244

**Deed Date:** 6/20/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218136047](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
KHORRAMI KEVIN	11/8/2017	<a href="#">D217273202</a>		
MATTHEWS ONZALYN	6/5/2010	<a href="#">D211274708</a>	0000000	0000000
MATTHEWS MARY E EST	12/31/1900	00102490000305	0010249	0000305

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	\$0	\$25,200	\$25,200	\$25,200
2024	\$0	\$25,200	\$25,200	\$25,200
2023	\$0	\$25,200	\$25,200	\$25,200
2022	\$0	\$17,640	\$17,640	\$17,640
2021	\$0	\$14,000	\$14,000	\$14,000
2020	\$0	\$14,000	\$14,000	\$14,000

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.