



Address: [2713 E 12TH ST](#)
City: FORT WORTH
Georeference: 25000-2-19
Subdivision: MARTINDALE ADDITION
Neighborhood Code: 3H050N

Latitude: 32.7581158378
Longitude: -97.3069692163
TAD Map: 2054-396
MAPSCO: TAR-063Y



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

PROPERTY DATA

Legal Description: MARTINDALE ADDITION Block
2 Lot 19

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: 1920

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$163,303

Protest Deadline Date: 5/24/2024

Site Number: 01637711

Site Name: MARTINDALE ADDITION-2-19

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 946

Percent Complete: 100%

Land Sqft^{*}: 5,000

Land Acres^{*}: 0.1147

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:

MARTINEZ JUAN FRANCISCO

Primary Owner Address:

2713 E 12TH ST
FORT WORTH, TX 76111-1004

Deed Date: 2/1/2000

Deed Volume: 0014201

Deed Page: 0000032

Instrument: 00142010000032

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SOMETHING OLD SOMETHING NEW	6/24/1999	00138880000047	0013888	0000047
ASSOC FIN SERV CO INC	5/4/1999	00138080000280	0013808	0000280
LOPEZ EPIFANIO;LOPEZ LEONOR I	2/11/1995	00128360000516	0012836	0000516
K H I INC	9/2/1994	00117290001442	0011729	0001442
BOARDWALK LAND DEV INC	5/13/1994	00115900000413	0011590	0000413
HILL PAULINE R	4/15/1994	00115450000670	0011545	0000670
HILL DAVID F	12/17/1993	00113720002087	0011372	0002087
HILL PAULINE R	2/23/1993	00109570002151	0010957	0002151
SECRETARY OF HUD	7/8/1992	00108060000656	0010806	0000656
COMPREHENSIVE FORECLOSURE SRV	7/7/1992	00107200000126	0010720	0000126
JEFFERSON ZELMA	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	\$138,303	\$25,000	\$163,303	\$80,643
2024	\$138,303	\$25,000	\$163,303	\$73,312
2023	\$129,803	\$25,000	\$154,803	\$66,647
2022	\$104,762	\$17,500	\$122,262	\$60,588
2021	\$83,884	\$14,000	\$97,884	\$55,080
2020	\$73,057	\$14,000	\$87,057	\$50,073

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

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- 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.