



**Address:** [1212 MADELINE PL](#)  
**City:** FORT WORTH  
**Georeference:** 25180-3-4  
**Subdivision:** MATTISON'S ADDITION TO HI-MOUNT  
**Neighborhood Code:** 4C120D

**Latitude:** 32.747239343  
**Longitude:** -97.3750446836  
**TAD Map:** 2036-392  
**MAPSCO:** TAR-075D



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** MATTISON'S ADDITION TO HI-MOUNT Block 3 Lot 4

**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:** 1922

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$395,334

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

**Site Number:** 01652664

**Site Name:** MATTISON ADDITION-3-4

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,162

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,500

**Land Acres<sup>\*</sup>:** 0.1721

**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:**

COKER HOLLY E

**Primary Owner Address:**

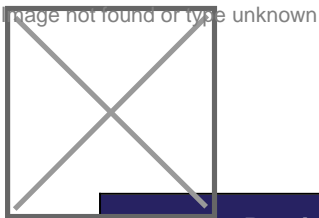
1212 MADELINE PL  
FORT WORTH, TX 76107-3325

**Deed Date:** 11/14/2003

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D203431555](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
COWLEY CHRISTINA;COWLEY RYAN	11/30/1999	00141200000341	0014120	0000341
WEBSTER STEPHEN	4/24/1985	00082130000685	0008213	0000685
ROBERT & GEORGANNA PERTHUIS	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 <sup>+</sup>
2025	\$170,334	\$225,000	\$395,334	\$395,334
2024	\$170,334	\$225,000	\$395,334	\$386,301
2023	\$126,183	\$225,000	\$351,183	\$351,183
2022	\$104,835	\$225,000	\$329,835	\$329,835
2021	\$88,758	\$225,000	\$313,758	\$313,758
2020	\$66,146	\$225,000	\$291,146	\$291,146

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.