

Tarrant Appraisal District

Property Information | PDF

Account Number: 42757043

Address: 1312 FLECKMAN DR

City: FORT WORTH

Georeference: 47157-13-27

Subdivision: WILLOW SPRINGS ADDITION

Neighborhood Code: 2Z300K

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

PROPERTY DATA

Legal Description: WILLOW SPRINGS ADDITION

Block 13 Lot 27

Jurisdictions: Site Number: 800063670

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)

Site Name: WILLOW SPRINGS ADDITION Block 13 Lot 27

TARRANT COUNTY HOSPITAL (224) Site Class: A1 - Residential - Single Family

FARRANT COUNTY HOSPITAL (224)

Parcels: 1

TARRANT COUNTY COLLEGE (225)

NORTHWEST ISD (911) Approximate Size⁺⁺⁺: 2,850 State Code: A Percent Complete: 100%

Year Built: 2022 Land Sqft*: 5,750
Personal Property Account: N/A Land Acres*: 0.1320

Agent: ELLIOTT-WELLMAN (00642) Pool: N
Protest Deadline Date: 5/24/2024

+++ Rounded.

OWNER INFORMATION

Current Owner:

NYABRIA ROBERTO M

OKERI LILIAN

Primary Owner Address:

1312 FLECKMAN DR FORT WORTH, TX 76052 Deed Date: 2/2/2023

Latitude: 32.97625032

TAD Map: 2030-472 **MAPSCO:** TAR-005Q

Longitude: -97.3878555081

Deed Volume:

Deed Page:

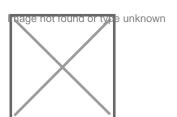
Instrument: D223026013

Previous Owners	Date	Instrument	Deed Volume	Deed Page
STARLIGHT HOMES TEXAS LLC	9/8/2021	D221256708		

VALUES

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



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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$353,941	\$85,000	\$438,941	\$438,941
2024	\$353,941	\$85,000	\$438,941	\$438,941
2023	\$390,156	\$85,000	\$475,156	\$475,156
2022	\$0	\$56,000	\$56,000	\$56,000
0	\$0	\$0	\$0	\$0

Pending indicates that the property record has not yet been completed for the indicated tax year.

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.

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.