



Address: [1312 FLECKMAN DR](#)
City: FORT WORTH
Georeference: 47157-13-27
Subdivision: WILLOW SPRINGS ADDITION
Neighborhood Code: 2Z300K

Latitude: 32.97625032
Longitude: -97.3878555081
TAD Map: 2030-472
MAPSCO: TAR-005Q



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WILLOW SPRINGS ADDITION
Block 13 Lot 27

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
NORTHWEST ISD (911)

State Code: A

Year Built: 2022

Personal Property Account: N/A

Agent: ELLIOTT-WELLMAN (00642)

Protest Deadline Date: 5/24/2024

Site Number: 800063670

Site Name: WILLOW SPRINGS ADDITION Block 13 Lot 27

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,850

Percent Complete: 100%

Land Sqft^{*}: 5,750

Land Acres^{*}: 0.1320

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:

NYABRIA ROBERTO M

OKERI LILIAN

Primary Owner Address:

1312 FLECKMAN DR
FORT WORTH, TX 76052

Deed Date: 2/2/2023

Deed Volume:

Deed Page:

Instrument: [D223026013](#)

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

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 | \$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.

+ 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.