



**Address:** [3108 E 12TH ST](#)  
**City:** FORT WORTH  
**Georeference:** 24010--14  
**Subdivision:** LINCOLN PLACE ADDITION  
**Neighborhood Code:** M3H01S

**Latitude:** 32.7576771511  
**Longitude:** -97.3023175087  
**TAD Map:** 2060-396  
**MAPSCO:** TAR-063Z



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

## PROPERTY DATA

**Legal Description:** LINCOLN PLACE ADDITION Lot 14

**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:** B

**Year Built:** 1945

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 01594613

**Site Name:** LINCOLN PLACE ADDITION-14

**Site Class:** B - Residential - Multifamily

**Parcels:** 1

**Approximate Size+++:** 1,804

**Percent Complete:** 100%

**Land Sqft\*:** 5,040

**Land Acres\*:** 0.1157

**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:**

FLORES REBECCA  
FLORES PHILLIP GARC

**Deed Date:** 3/7/2003

**Deed Volume:** 0016480

**Primary Owner Address:**

1304 DE RIDDER AVE  
FORT WORTH, TX 76106-2931

**Deed Page:** 0000144

**Instrument:** 00164800000144

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BENAVIDES GUADALUPE G	4/1/2002	00156530000316	0015653	0000316
SEC OF HUD	3/5/1997	00131030000101	0013103	0000101
FIRST NATIONWIDE MTG CORP	3/4/1997	00126920000858	0012692	0000858
MILLS SCOTT R	3/31/1990	00101340001462	0010134	0001462
BATES WARREN H	5/13/1986	00085490000262	0008549	0000262
FHA INVESTMENTS	10/2/1985	00083270000993	0008327	0000993
CAMPBELL DONALD R JR	5/16/1985	00081840000966	0008184	0000966
RUBY JEAN PRENTERS	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	\$0	\$0	\$0	\$0
2024	\$95,800	\$25,200	\$121,000	\$121,000
2023	\$96,292	\$25,200	\$121,492	\$121,492
2022	\$74,459	\$17,640	\$92,099	\$92,099
2021	\$66,333	\$14,000	\$80,333	\$80,333
2020	\$67,028	\$14,000	\$81,028	\$81,028

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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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.