

Tarrant Appraisal District

Property Information | PDF

Account Number: 01594664

Address: 3008 E 12TH ST City: FORT WORTH Georeference: 24010--18

Subdivision: LINCOLN PLACE ADDITION

Neighborhood Code: 3H050N

**Latitude:** 32.7576768535 **Longitude:** -97.3030542796

**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

18

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: 1947

Personal Property Account: N/A

Agent: None

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

**Site Number:** 01594664

**Site Name:** LINCOLN PLACE ADDITION-18 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size +++: 1,127
Percent Complete: 100%

Land Sqft\*: 5,040 Land Acres\*: 0.1157

Pool: N

+++ Rounded

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<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



## **OWNER INFORMATION**

**Current Owner:** 

**B & H HOLDING TEXAS LAND TRUST-009** 

**Primary Owner Address:** 

539 W COMMERCE ST #3110

DALLAS, TX 75208

Deed Date: 11/1/2024

**Deed Volume:** 

Deed Page:

**Instrument:** D2242203776

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RAMSEY MICHAEL	2/28/2023	D223034132		
HEB HOMES LLC	2/28/2023	D223032566		
AZUL GROUP INC.	2/7/2023	D223020238		
DILLARD SHANE	9/4/2001	00151560000271	0015156	0000271
RANSOM CHARLENE EST	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	\$0	\$0	\$0	\$0
2024	\$83,994	\$25,200	\$109,194	\$109,194
2023	\$150,034	\$25,200	\$175,234	\$175,234
2022	\$122,001	\$17,640	\$139,641	\$139,641
2021	\$98,635	\$14,000	\$112,635	\$112,635
2020	\$86,138	\$14,000	\$100,138	\$100,138

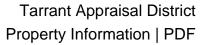
Pending indicates that the property record has not yet been completed for the indicated tax year.

## **EXEMPTIONS / SPECIAL APPRAISAL**

There are no exemptions for this property

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



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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