



**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<sup>+++</sup>:** 1,127  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,040  
**Land Acres<sup>\*</sup>:** 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:**

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	<a href="#">D223034132</a>		
HEB HOMES LLC	2/28/2023	<a href="#">D223032566</a>		
AZUL GROUP INC.	2/7/2023	<a href="#">D223020238</a>		
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 <sup>+</sup>
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.

+ 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.