

LOCATION

Tarrant Appraisal District

Property Information | PDF

Account Number: 42270217

Address: 12316 LIGHTHOUSE HILL

City: TARRANT COUNTY
Georeference: 23974--4

Subdivision: LIGHTHOUSE HILL ESTS

Neighborhood Code: 2Y300M

Latitude: 32.9309833022 Longitude: -97.5153562161

TAD Map: 1994-456 **MAPSCO:** TAR-016J





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

PROPERTY DATA

Legal Description: LIGHTHOUSE HILL ESTS Lot 4

Jurisdictions:

TARRANT COUNTY (220)

EMERGENCY SVCS DIST #1 (222)

TARRANT REGIONAL WATER DISTRICT (223)

TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225)

AZLE ISD (915) State Code: A Year Built: 2017

Personal Property Account: N/A

Agent: None

+++ Rounded.

Protest Deadline Date: 5/15/2025

Site Number: 800026790

Site Name: LIGHTHOUSE HILL ESTS 4 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,368
Percent Complete: 100%

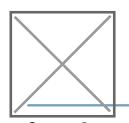
Land Sqft*: 52,968 Land Acres*: 1.2160

Pool: N

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

OWNER INFORMATION

03-28-2025 Page 1



Current Owner: WELBORN NIKI E WELBORN ED

Primary Owner Address: 12316 LIGHTHOUSE HILL

AZLE, TX 76020

Deed Date: 11/28/2017

Deed Volume: Deed Page:

Instrument: 201729495-PARK

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

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$451,072	\$85,740	\$536,812	\$373,346
2023	\$452,217	\$85,740	\$537,957	\$339,405
2022	\$320,235	\$45,740	\$365,975	\$308,550
2021	\$287,678	\$45,740	\$333,418	\$280,500
2020	\$214,600	\$40,400	\$255,000	\$255,000

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

EXEMPTIONS / SPECIAL APPRAISAL

• HOMESTEAD GENERAL 11.13(b)

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.

03-28-2025 Page 2

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