



**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

**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<sup>+++</sup>:** 2,368  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 52,968  
**Land Acres<sup>\*</sup>:** 1.2160  
**Pool:** N

<sup>+++</sup> Rounded.

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

**OWNER INFORMATION**



**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. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised <sup>+</sup>
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.

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

## 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.