

Property Information | PDF

Account Number: 42488697

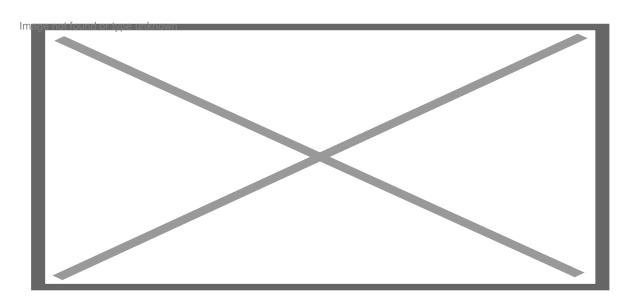
Address: 12232 BEATRICE DR

City: FORT WORTH

Georeference: 45694T-20-23 Subdivision: WELLINGTON Neighborhood Code: 2N300A1 **Latitude:** 32.9478387241 **Longitude:** -97.3957355093

TAD Map: 2036-464 **MAPSCO:** TAR-019B





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

PROPERTY DATA

Legal Description: WELLINGTON Block 20 Lot 23

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)

NORTHWEST ISD (911)

State Code: A Year Built: 2020

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 800039760

Site Name: WELLINGTON 20 23

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,298
Percent Complete: 100%

Land Sqft*: 7,685 Land Acres*: 0.1764

Pool: N

+++ Rounded.

OWNER INFORMATION

03-25-2025 Page 1

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



PEEL KENNETH PEEL ANGELA

Primary Owner Address: 12232 BEATRICE DR FORT WORTH, TX 76052 Deed Date: 7/18/2024

Deed Volume: Deed Page:

Instrument: D224126868

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WRIGHT ARISAY;WRIGHT JUSTIN PAUL	8/21/2020	D220210582		
HIGHLAND HOMES - DALLAS LLC	2/11/2020	D220033612		

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	\$325,172	\$100,000	\$425,172	\$425,172
2023	\$385,645	\$80,000	\$465,645	\$398,521
2022	\$286,941	\$80,000	\$366,941	\$362,292
2021	\$249,356	\$80,000	\$329,356	\$329,356
2020	\$0	\$56,000	\$56,000	\$56,000

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.

03-25-2025 Page 2

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