



Address: [12224 BEATRICE DR](#)
City: FORT WORTH
Georeference: 45694T-20-25
Subdivision: WELLINGTON
Neighborhood Code: 2N300A1

Latitude: 32.947506511
Longitude: -97.3957049825
TAD Map: 2036-464
MAPSCO: TAR-019F



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

PROPERTY DATA

Legal Description: WELLINGTON Block 20 Lot 25

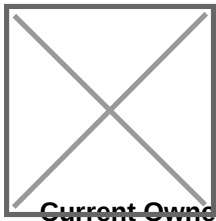
Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
NORTHWEST ISD (911)

State Code: A
Year Built: 2020
Personal Property Account: N/A
Agent: TEXAS TAX PROTEST (05909)
Protest Deadline Date: 5/15/2025

Site Number: 800039755
Site Name: WELLINGTON 20 25
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,239
Percent Complete: 100%
Land Sqft^{*}: 6,458
Land Acres^{*}: 0.1483
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:

EPP KAREN S

Primary Owner Address:

12224 BEATRICE DR
FORT WORTH, TX 76052

Deed Date: 8/6/2020

Deed Volume:

Deed Page:

Instrument: [D220194991](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AMERICAN LEGEND HOMES LLC	8/17/2018	D218162266		

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	\$388,000	\$100,000	\$488,000	\$488,000
2023	\$471,000	\$80,000	\$551,000	\$467,500
2022	\$345,000	\$80,000	\$425,000	\$425,000
2021	\$321,861	\$80,000	\$401,861	\$401,861
2020	\$0	\$56,000	\$56,000	\$56,000

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.