



**Address:** [12220 BEATRICE DR](#)  
**City:** FORT WORTH  
**Georeference:** 45694T-20-26  
**Subdivision:** WELLINGTON  
**Neighborhood Code:** 2N300A1

**Latitude:** 32.9473688213  
**Longitude:** -97.3957037965  
**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 26

**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:** 800039758

**Site Name:** WELLINGTON 20 26

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,065

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,458

**Land Acres<sup>\*</sup>:** 0.1483

**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:**

JOHNSON FAMILY TRUST

**Primary Owner Address:**

12220 BEATRICE DR  
HASLET, TX 76052

**Deed Date:** 4/14/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223063449](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JOHNSON CHERYL;JOHNSON MARK	8/9/2022	<a href="#">D222200279</a>		
APPLEGATE SAMUEL D	8/7/2020	<a href="#">D220196051</a>		
AMERICAN LEGEND HOMES LLC	8/17/2018	<a href="#">D218162266</a>		

## 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	\$314,699	\$100,000	\$414,699	\$414,699
2023	\$371,234	\$80,000	\$451,234	\$451,234
2022	\$278,011	\$80,000	\$358,011	\$336,017
2021	\$225,470	\$80,000	\$305,470	\$305,470
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.