



Address: [12216 BEATRICE DR](#)
City: FORT WORTH
Georeference: 45694T-20-27
Subdivision: WELLINGTON
Neighborhood Code: 2N300A1

Latitude: 32.9472313784
Longitude: -97.3957013782
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 27

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: 2019

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 800039754

Site Name: WELLINGTON 20 27

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,333

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:

SINGLETON LONNIE
SINGLETON VIVIAN

Primary Owner Address:

12216 BEATRICE DR
HASLET, TX 76052

Deed Date: 4/16/2020

Deed Volume:

Deed Page:

Instrument: [D220088108](#)

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	\$433,001	\$100,000	\$533,001	\$533,001
2023	\$514,560	\$80,000	\$594,560	\$496,946
2022	\$381,409	\$80,000	\$461,409	\$451,769
2021	\$330,699	\$80,000	\$410,699	\$410,699
2020	\$119,100	\$80,000	\$199,100	\$199,100

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.