

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 42488743

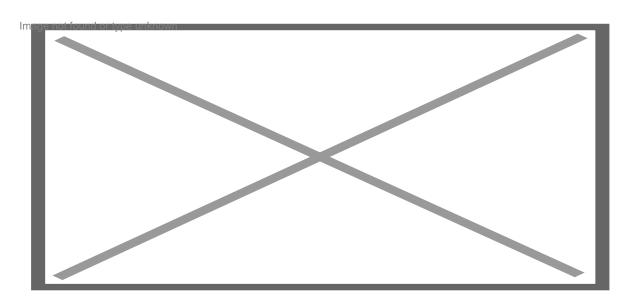
Address: 12212 BEATRICE DR

City: FORT WORTH

Georeference: 45694T-20-28 Subdivision: WELLINGTON Neighborhood Code: 2N300A1 **Latitude:** 32.9470948937 **Longitude:** -97.3957004459

**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 28

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: 800039759

Site Name: WELLINGTON 20 28

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,320
Percent Complete: 100%

Land Sqft\*: 6,458 Land Acres\*: 0.1483

Pool: N

+++ Rounded.

## OWNER INFORMATION

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



ALVANIZ NERINA VERADA OMAR

Primary Owner Address: 12212 BEATRICE DR HASLET, TX 76052 Deed Date: 3/12/2021

Deed Volume: Deed Page:

**Instrument:** <u>D221080834</u>

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HIGHLAND HOMES- DALLAS LLC	3/9/2020	D220056833		

## **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	\$327,083	\$100,000	\$427,083	\$427,083
2023	\$387,746	\$80,000	\$467,746	\$467,746
2022	\$288,737	\$80,000	\$368,737	\$368,737
2021	\$128,326	\$80,000	\$208,326	\$208,326
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**

There are no exemptions for this property

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.

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