



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.

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

OWNER INFORMATION



Current Owner:

ALVANIZ NERINA
VERADA OMAR

Deed Date: 3/12/2021

Deed Volume:

Deed Page:

Instrument: [D221080834](#)

Primary Owner Address:

12212 BEATRICE DR
HASLET, TX 76052

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. [Tarrant County Tax Office Account Information](#).

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.

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

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.