



Address: [12204 BEATRICE DR](#)
City: FORT WORTH
Georeference: 45694T-20-30
Subdivision: WELLINGTON
Neighborhood Code: 2N300A1

Latitude: 32.9468197417
Longitude: -97.3956977464
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 30

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: 800039762

Site Name: WELLINGTON 20 30

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,281

Percent Complete: 100%

Land Sqft^{*}: 6,458

Land Acres^{*}: 0.1483

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION



Current Owner:

SLATER LANNY JOHN
ESPINOZA-SLATER TRUDY JEAN

Primary Owner Address:

12204 BEATRICE DR
HASLET, TX 76052

Deed Date: 11/21/2022

Deed Volume:

Deed Page:

Instrument: [D222276962](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NEI GLOBAL RELOCATION CO	11/21/2022	D222276961		
BREZOVAR ELOISE	3/9/2021	D221064523		
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	\$335,000	\$100,000	\$435,000	\$435,000
2023	\$385,680	\$80,000	\$465,680	\$465,680
2022	\$287,225	\$80,000	\$367,225	\$367,225
2021	\$164,590	\$80,000	\$244,590	\$244,590
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.