

Tarrant Appraisal District

Property Information | PDF

Account Number: 42488760

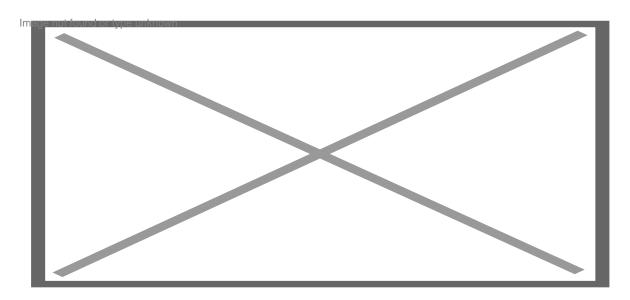
Address: 12204 BEATRICE DR

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.

OWNER INFORMATION

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



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: <u>D222276962</u>

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.

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.

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