



Address: [12200 BEATRICE DR](#)
City: FORT WORTH
Georeference: 45694T-20-31
Subdivision: WELLINGTON
Neighborhood Code: 2N300A1

Latitude: 32.9466629631
Longitude: -97.3956951304
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 31

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: 800039763

Site Name: WELLINGTON 20 31

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,786

Percent Complete: 100%

Land Sqft^{*}: 8,223

Land Acres^{*}: 0.1888

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:

MCALÉER CHRISTOPHER ROBERT
MCALÉER ASHLEY LYNN

Primary Owner Address:

12200 BEATRICE DR
HASLET, TX 76052

Deed Date: 5/30/2019

Deed Volume:

Deed Page:

Instrument: [D219117617](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HIGHLAND HOMES DALLAS LLC	10/5/2018	D218230235		

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	\$400,522	\$100,000	\$500,522	\$500,522
2023	\$475,675	\$80,000	\$555,675	\$467,390
2022	\$352,993	\$80,000	\$432,993	\$424,900
2021	\$306,273	\$80,000	\$386,273	\$386,273
2020	\$275,915	\$80,000	\$355,915	\$355,915

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.