

## Tarrant Appraisal District Property Information | PDF Account Number: 42488778

#### 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

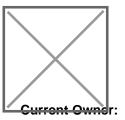
Year Built: 2019

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<sup>+++</sup>: 2,786 Percent Complete: 100% Land Sqft<sup>\*</sup>: 8,223 Land Acres<sup>\*</sup>: 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**



MCALEER CHRISTOPHER ROBERT MCALEER 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.