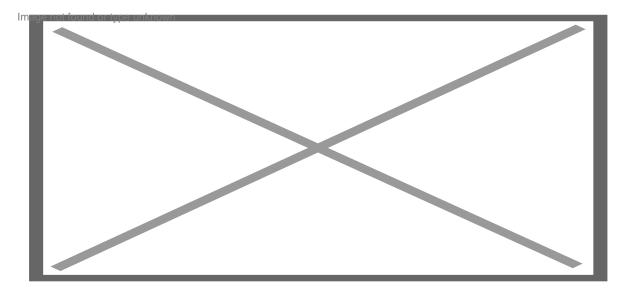


Tarrant Appraisal District Property Information | PDF Account Number: 42490608

Address: 12341 MAKEN TR

City: FORT WORTH Georeference: 45694T-30-3 Subdivision: WELLINGTON Neighborhood Code: 2N300A1 Latitude: 32.9497979913 Longitude: -97.398501721 TAD Map: 2036-464 MAPSCO: TAR-019A





This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: WELLINGTON Block 30 Lot 3 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: 800040010 Site Name: WELLINGTON 30 3 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size⁺⁺⁺: 3,582 Percent Complete: 100% Land Sqft^{*}: 7,800 Land Acres^{*}: 0.1791 Pool: N

+++ Rounded.

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

OWNER INFORMATION



SAPKOTA PRADHUMNA BARAL NEELU

Primary Owner Address: 12341 MAKEN TRL HASLET, TX 76052 Deed Date: 12/26/2024 Deed Volume: Deed Page: Instrument: D224231510

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PURCHASING FUND 2023-2 LLC	8/5/2024	D224138489		
TABOR MARK WILLIAM	4/6/2022	D224138488		
TABOR MARK WILLIAM; TABOR SCARLETT ADIEL	9/22/2020	D220240717		
K HOVNANIAN DFW WELLINGTON LLC	6/1/2020	D220129568		

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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised
2025	\$0	\$0	\$0	\$0
2024	\$463,120	\$100,000	\$563,120	\$563,120
2023	\$550,555	\$80,000	\$630,555	\$524,447
2022	\$407,797	\$80,000	\$487,797	\$476,770
2021	\$353,427	\$80,000	\$433,427	\$433,427
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.