



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



Current Owner:

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. [Tarrant County Tax Office Account Information](#).

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.