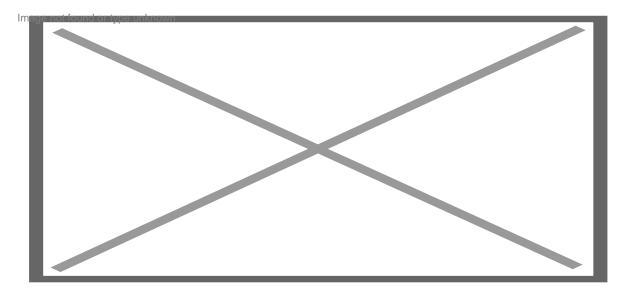


Tarrant Appraisal District Property Information | PDF Account Number: 42678925

Address: 12316 HULSON TR

City: FORT WORTH Georeference: 45694T-30-18 Subdivision: WELLINGTON Neighborhood Code: 2N300A1 Latitude: 32.9497433971 Longitude: -97.4005791847 TAD Map: 2024-468 MAPSCO: TAR-019A





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

PROPERTY DATA

Legal Description: WELLINGTON Block 30 Lot 18 Jurisdictions:

CITY OF FORT WORTH (026) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) NORTHWEST ISD (911) State Code: A

State Code. A

Year Built: 2021 Personal Property Account: N/A Agent: PROPERTY TAX PROTEST (00795) Protest Deadline Date: 5/15/2025 Site Number: 800056122 Site Name: WELLINGTON Block 30 Lot 18 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size⁺⁺⁺: 1,696 Percent Complete: 100% Land Sqft^{*}: 4,513 Land Acres^{*}: 0.1036 Pool: N

+++ Rounded.

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

OWNER INFORMATION



Primary Owner Address:

12316 HULSON TR

HASLET, TX 76052

Tarrant Appraisal District Property Information | PDF

Deed Date: 9/17/2021 Deed Volume: Deed Page: Instrument: D221273091

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-----------------------------|----------|------------|-------------|-----------|
| HIGHLAND HOMES - DALLAS LLC | 1/4/2021 | D221005155 | | |

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 | \$254,044 | \$100,000 | \$354,044 | \$354,044 |
| 2023 | \$305,000 | \$80,000 | \$385,000 | \$350,952 |
| 2022 | \$239,047 | \$80,000 | \$319,047 | \$319,047 |
| 2021 | \$0 | \$52,000 | \$52,000 | \$52,000 |
| 0 | \$0 | \$0 | \$0 | \$0 |

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.