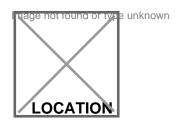


Account Number: 42678950



Address: 12328 HULSON TR

City: FORT WORTH

Georeference: 45694T-30-21 Subdivision: WELLINGTON Neighborhood Code: 2N300A1 **Latitude:** 32.9500734823 **Longitude:** -97.4005997345

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 21

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: 2021

Personal Property Account: N/A Agent: CHANDLER CROUCH (11730) Protest Deadline Date: 5/15/2025 **Site Number:** 800056123

Site Name: WELLINGTON Block 30 Lot 21 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,455
Percent Complete: 100%

Land Sqft*: 4,480 Land Acres*: 0.1028

Pool: N

+++ Rounded.

OWNER INFORMATION

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



TIMILA PRANISH

Primary Owner Address: 12328 HULSON TRL FORT WORTH, TX 76052

Deed Date: 5/30/2023

Deed Volume: Deed Page:

Instrument: D223093561

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BALLARD BRIDGET NICOLE	3/26/2021	D221083196		
K HOVNANIAN DFW WELLINGTON VILLAS LLC	11/20/2020	D220307715		

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	\$322,000	\$100,000	\$422,000	\$422,000
2023	\$452,534	\$80,000	\$532,534	\$457,659
2022	\$336,054	\$80,000	\$416,054	\$416,054
2021	\$0	\$56,000	\$56,000	\$56,000
0	\$0	\$0	\$0	\$0

Pending indicates that the property record has not yet been completed for the indicated tax year.

EXEMPTIONS / SPECIAL APPRAISAL

- HOMESTEAD GENERAL 11.13(b)
- DISABLED VET 50 to 69 PCT 11.22

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.

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.