



**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<sup>+++</sup>:** 2,455

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 4,480

**Land Acres<sup>\*</sup>:** 0.1028

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION



**Current Owner:**

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	<a href="#">D221083196</a>		
K HOVNANIAN DFW WELLINGTON VILLAS LLC	11/20/2020	<a href="#">D220307715</a>		

## 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 <sup>+</sup>
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.

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

## 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.