

Account Number: 42678968



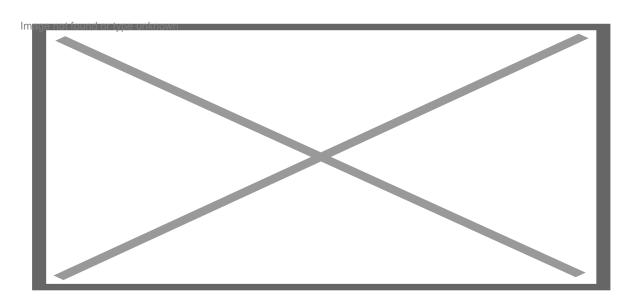
Address: 12332 HULSON TR

City: FORT WORTH

Georeference: 45694T-30-22 Subdivision: WELLINGTON Neighborhood Code: 2N300A1 **Latitude:** 32.9501838503 **Longitude:** -97.4006076685

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 22

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: None

Protest Deadline Date: 5/15/2025

Site Number: 800056127

Site Name: WELLINGTON Block 30 Lot 22 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,568
Percent Complete: 100%

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

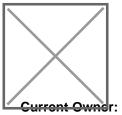
Pool: N

+++ Rounded.

OWNER INFORMATION

03-25-2025 Page 1

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



NELMS KENDALL

Primary Owner Address:

12332 HULSON TR HASLET, TX 76052 **Deed Date: 4/29/2022**

Deed Volume: Deed Page:

Instrument: D222112498

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HIGHLAND HOMES - DALLAS LLC	1/14/2021	D221017030		

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	\$215,000	\$100,000	\$315,000	\$315,000
2023	\$287,522	\$80,000	\$367,522	\$367,522
2022	\$80,594	\$80,000	\$160,594	\$160,594
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.

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.

03-25-2025 Page 2

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