

# Tarrant Appraisal District Property Information | PDF Account Number: 42678984

#### Address: 12340 HULSON TR

City: FORT WORTH Georeference: 45694T-30-24 Subdivision: WELLINGTON Neighborhood Code: 2N300A1 Latitude: 32.9504029829 Longitude: -97.400619704 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 24 Jurisdictions:

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

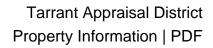
Year Built: 2021

Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 800056129 Site Name: WELLINGTON Block 30 Lot 24 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 1,914 Percent Complete: 100% Land Sqft<sup>\*</sup>: 4,480 Land Acres<sup>\*</sup>: 0.1028 Pool: N

+++ Rounded.

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

### **OWNER INFORMATION**





BORBON AARON BLAKE

**Primary Owner Address:** 12340 HULSON TRL HASLET, TX 76052

Deed Date: 10/28/2021 **Deed Volume: Deed Page:** Instrument: D221324502

Previous Owners	Date	Instrument	Deed Volume	Deed Page
K HOVNANIAN DFW WELLINGTON VILLAS	LLC 5/24/2021	D221149628		

# 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	\$305,619	\$100,000	\$405,619	\$405,619
2023	\$361,807	\$80,000	\$441,807	\$385,124
2022	\$270,113	\$80,000	\$350,113	\$350,113
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)

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.