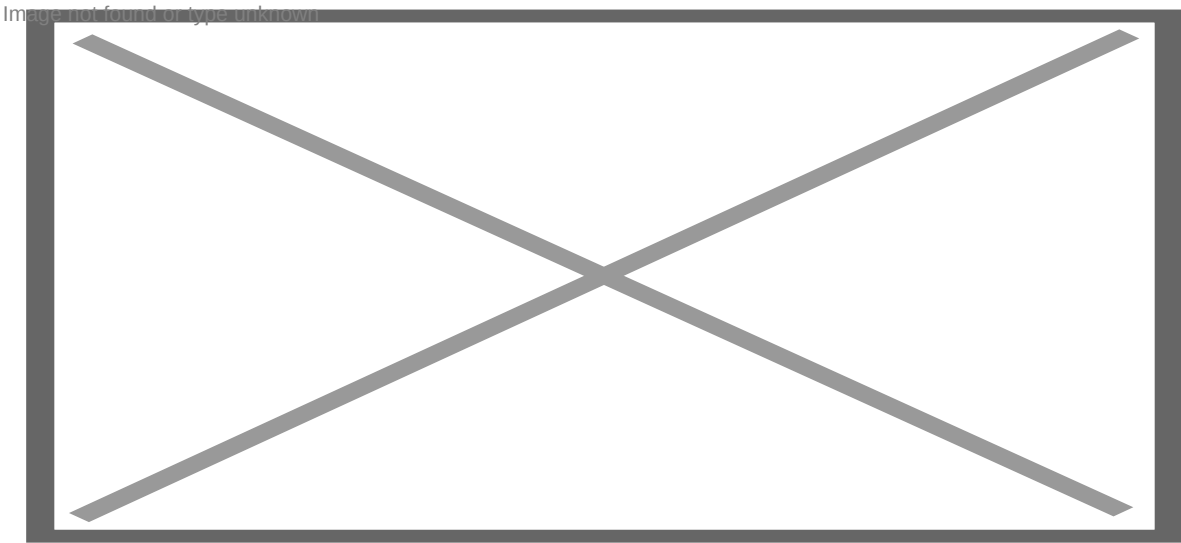




Address: [12412 HULSON TR](#)
City: FORT WORTH
Georeference: 45694T-30-37
Subdivision: WELLINGTON
Neighborhood Code: 2N300A1

Latitude: 32.9518324664
Longitude: -97.4007063412
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 37

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

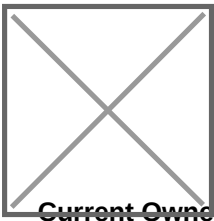
State Code: A
Year Built: 2021
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/15/2025

Site Number: 800056142
Site Name: WELLINGTON Block 30 Lot 37
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,282
Percent Complete: 100%
Land Sqft^{*}: 4,480
Land Acres^{*}: 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



Current Owner:

POPCHOCK ZACHARY ABRAHAM
POPCHOCK SAMANTHA ASHTIN

Deed Date: 4/28/2022

Deed Volume:

Deed Page:

Instrument: [D222111757](#)

Primary Owner Address:

12412 HULSON TRL
FORT WORTH, TX 76052

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HIGHLAND HOMES-DALLAS LLC	1/5/2021	D221007063		

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	\$325,721	\$100,000	\$425,721	\$425,721
2023	\$386,210	\$80,000	\$466,210	\$466,210
2022	\$143,948	\$80,000	\$223,948	\$223,948
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.