



Address: [12416 HULSON TR](#)
City: FORT WORTH
Georeference: 45694T-30-38
Subdivision: WELLINGTON
Neighborhood Code: 2N300A1

Latitude: 32.9519416851
Longitude: -97.4007128783
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 38

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: 2020

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 800056143

Site Name: WELLINGTON Block 30 Lot 38

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,773

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:

RAGAN DUSTIN BRIAN

Primary Owner Address:

12416 HULSON TRL
HASLET, TX 76052

Deed Date: 12/14/2020

Deed Volume:

Deed Page:

Instrument: [D220331334](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
K HOVNANIAN DFW WELLINGTON VILLAS LLC	8/12/2020	D220198450		

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	\$260,671	\$100,000	\$360,671	\$355,232
2023	\$340,006	\$80,000	\$420,006	\$322,938
2022	\$227,000	\$80,000	\$307,000	\$293,580
2021	\$186,891	\$80,000	\$266,891	\$266,891
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.