



**Address:** [12408 HUNTERS MILL TR](#)  
**City:** FORT WORTH  
**Georeference:** 20784D-3-36  
**Subdivision:** HUNTERS FIELD  
**Neighborhood Code:** 1A020A

**Latitude:** 32.5754075227  
**Longitude:** -97.2990488341  
**TAD Map:** 2060-328  
**MAPSCO:** TAR-119R



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** HUNTERS FIELD Block 3 Lot 36

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
BURLESON ISD (922)

**State Code:** A

**Year Built:** 2012

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 41082168

**Site Name:** HUNTERS FIELD-3-36

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,367

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,534

**Land Acres<sup>\*</sup>:** 0.1500

**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:**

TRICON SFR 2020-2 BORROWER LLC

**Primary Owner Address:**

15771 RED HILL AVE  
TUSTIN, CA 92780-7303

**Deed Date:** 11/11/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220302920](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TAH 2016-1 BORROWER LLC	10/25/2016	<a href="#">D216251785</a>		
TAH HOLDING LP	12/29/2015	<a href="#">D215290244</a>		
BURLESON FIELDS LLC	9/30/2010	<a href="#">D210254035</a>	0000000	0000000
LEJ DEVELOPMENT CORP	7/17/2007	<a href="#">D207250813</a>	0000000	0000000
JOWELL ELAINE;JOWELL LE JR	7/11/2007	<a href="#">D207250811</a>	0000000	0000000
POTOMIC HEIGHTS DEV CORP	1/1/2006	0000000000000000	0000000	0000000

## 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	\$149,478	\$50,000	\$199,478	\$199,478
2024	\$174,000	\$50,000	\$224,000	\$224,000
2023	\$206,841	\$50,000	\$256,841	\$256,841
2022	\$174,751	\$35,000	\$209,751	\$209,751
2021	\$166,845	\$35,000	\$201,845	\$201,845
2020	\$132,532	\$35,000	\$167,532	\$167,532

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

There are no exemptions for this property

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.