



**Address:** [12420 HUNTERS MILL TR](#)  
**City:** FORT WORTH  
**Georeference:** 20784D-3-39  
**Subdivision:** HUNTERS FIELD  
**Neighborhood Code:** 1A020A

**Latitude:** 32.5749945801  
**Longitude:** -97.2990513044  
**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 39

**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:** 41082192  
**Site Name:** HUNTERS FIELD-3-39  
**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

+++ Rounded.

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

**OWNER INFORMATION**

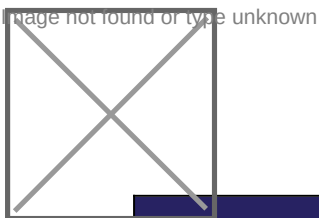
**Current Owner:**

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 | \$144,081          | \$50,000    | \$194,081    | \$194,081                    |
| 2024 | \$174,000          | \$50,000    | \$224,000    | \$224,000                    |
| 2023 | \$208,441          | \$50,000    | \$258,441    | \$258,441                    |
| 2022 | \$169,507          | \$35,000    | \$204,507    | \$204,507                    |
| 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.