



Address: [12440 HUNTERS MILL TR](#)
City: FORT WORTH
Georeference: 20784D-3-44
Subdivision: HUNTERS FIELD
Neighborhood Code: 1A020A

Latitude: 32.5743111012
Longitude: -97.29909513
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 44

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: 41082249
Site Name: HUNTERS FIELD-3-44
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,400
Percent Complete: 100%
Land Sqft^{*}: 5,227
Land Acres^{*}: 0.1199
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	D216251785		
TAH HOLDING LP	12/29/2015	D215290244		
BURLESON FIELDS LLC	9/30/2010	D210254035	0000000	0000000
LEJ DEVELOPMENT CORP	7/17/2007	D207250813	0000000	0000000
JOWELL ELAINE;JOWELL LE JR	7/11/2007	D207250811	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 ⁺
2025	\$135,085	\$50,000	\$185,085	\$185,085
2024	\$175,000	\$50,000	\$225,000	\$225,000
2023	\$210,871	\$50,000	\$260,871	\$260,871
2022	\$171,468	\$35,000	\$206,468	\$206,468
2021	\$133,857	\$35,000	\$168,857	\$168,857
2020	\$133,857	\$35,000	\$168,857	\$168,857

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.