



Address: [12249 HULSON TR](#)
City: FORT WORTH
Georeference: 45694T-23-1
Subdivision: WELLINGTON
Neighborhood Code: 2N300A1

Latitude: 32.9487003178
Longitude: -97.4011133212
TAD Map: 2036-464
MAPSCO: TAR-019A



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WELLINGTON Block 23 Lot 1

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: 2019

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$476,001

Protest Deadline Date: 5/24/2024

Site Number: 800039830
Site Name: WELLINGTON 23 1
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,811
Percent Complete: 100%
Land Sqft^{*}: 9,637
Land Acres^{*}: 0.2212
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:

ABBOTT RONALD DEAN

Primary Owner Address:

12249 HULSON TR
HASLET, TX 76052

Deed Date: 3/12/2020
Deed Volume:
Deed Page:
Instrument: [D220059579](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
K HOVNANIAN DFW WELLINGTON LLC	11/6/2019	D219256853		



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	\$356,000	\$100,000	\$456,000	\$456,000
2024	\$376,001	\$100,000	\$476,001	\$458,860
2023	\$446,248	\$80,000	\$526,248	\$417,145
2022	\$330,884	\$80,000	\$410,884	\$379,223
2021	\$264,748	\$80,000	\$344,748	\$344,748
2020	\$155,731	\$80,000	\$235,731	\$235,731

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.