

Account Number: 42489545

Address: 12209 HULSON TR

City: FORT WORTH

Georeference: 45694T-23-11 Subdivision: WELLINGTON Neighborhood Code: 2N300A1 Latitude: 32.9470324052 Longitude: -97.401009617 TAD Map: 2036-464 MAPSCO: TAR-019E



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

## **PROPERTY DATA**

Legal Description: WELLINGTON Block 23 Lot 11

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: 5/24/2024

Site Number: 800039838

Site Name: WELLINGTON 23 11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size +++: 3,786
Percent Complete: 100%

Land Sqft\*: 7,620 Land Acres\*: 0.1749

Pool: N

+++ Rounded.

## OWNER INFORMATION

**Current Owner:** 

MALABAGO GEMINI

MALABAGO JAMAICA

Primary Owner Address:

Deed Date: 4/20/2021

Deed Volume:

Deed Page:

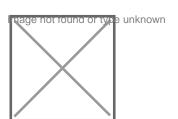
12209 HULSON TRL
HASLET, TX 76052 Instrument: D221110634

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HIGHLAND HOMES - DALLAS LLC	7/9/2020	D220164944		

## **VALUES**

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



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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$463,000	\$100,000	\$563,000	\$563,000
2024	\$479,000	\$100,000	\$579,000	\$579,000
2023	\$583,184	\$80,000	\$663,184	\$564,241
2022	\$432,946	\$80,000	\$512,946	\$512,946
2021	\$85,035	\$80,000	\$165,035	\$165,035
2020	\$0	\$56,000	\$56,000	\$56,000

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.