



**Address:** [12345 MAKEN TR](#)  
**City:** FORT WORTH  
**Georeference:** 45694T-30-2  
**Subdivision:** WELLINGTON  
**Neighborhood Code:** 2N300A1

**Latitude:** 32.9499287491  
**Longitude:** -97.3983813363  
**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 30 Lot 2

**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:** 800040009  
**Site Name:** WELLINGTON 30 2  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,893  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,800  
**Land Acres<sup>\*</sup>:** 0.1791  
**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:**

CHAPMAN ANDREW  
CHAPMAN CRYSTAL

**Primary Owner Address:**

12345 MAKEN TRL  
FORT WORTH, TX 76052

**Deed Date:** 9/28/2020  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D220249141](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HIGHLAND HOMES DALLAS LLC	8/16/2018	<a href="#">D218173187</a>		

## 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	\$389,553	\$100,000	\$489,553	\$489,553
2024	\$389,553	\$100,000	\$489,553	\$489,553
2023	\$461,763	\$80,000	\$541,763	\$458,637
2022	\$343,912	\$80,000	\$423,912	\$416,943
2021	\$299,039	\$80,000	\$379,039	\$379,039
2020	\$0	\$56,000	\$56,000	\$56,000

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.