

Account Number: 42679000

Address: 12348 HULSON TR

City: FORT WORTH

Georeference: 45694T-30-26 Subdivision: WELLINGTON Neighborhood Code: 2N300A1 **Latitude:** 32.9506231545 **Longitude:** -97.4006331269

TAD Map: 2024-468 **MAPSCO:** TAR-019A



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

PROPERTY DATA

Legal Description: WELLINGTON Block 30 Lot 26

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: 2021

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 800056131

Site Name: WELLINGTON Block 30 Lot 26 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,655
Percent Complete: 100%

Land Sqft*: 4,480 Land Acres*: 0.1028

Pool: N

+++ Rounded.

OWNER INFORMATION

Current Owner:
AGUILAR ANDRES JR
Primary Owner Address:
12348 HULSON TRL
HASLET, TX 76052

Deed Date: 6/29/2022

Deed Volume: Deed Page:

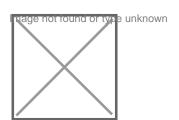
Instrument: D222167203

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HIGHLAND HOMES-DALLAS LLC	4/12/2021	D221107602		

VALUES

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^{*} 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	\$259,506	\$100,000	\$359,506	\$359,506
2024	\$259,506	\$100,000	\$359,506	\$359,506
2023	\$307,061	\$80,000	\$387,061	\$387,061
2022	\$88,056	\$80,000	\$168,056	\$168,056
2021	\$0	\$56,000	\$56,000	\$56,000
0	\$0	\$0	\$0	\$0

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)
- DISABLED VET 100 PCT 11.131

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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