



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



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 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.

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

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



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	\$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.