

Tarrant Appraisal District

Property Information | PDF

Account Number: 42679026

Address: 12356 HULSON TR

City: FORT WORTH

Georeference: 45694T-30-28 Subdivision: WELLINGTON Neighborhood Code: 2N300A1 **Latitude:** 32.9508427297 **Longitude:** -97.4006470694

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 28

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: 800056133

Site Name: WELLINGTON Block 30 Lot 28 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,394
Percent Complete: 100%

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

Pool: N

+++ Rounded.

OWNER INFORMATION

Current Owner:

ROY ARINDAM ROY SANGITA

Primary Owner Address:

1801 ANGOLA DR MCKINNEY, TX 75072 **Deed Date:** 8/30/2021 **Deed Volume:**

Deed Page:

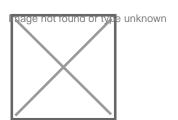
Instrument: <u>D221258427</u>

Previous Owners	Date	Instrument	Deed Volume	Deed Page
K HOVNANIAN DFW WELLINGTON VILLAS LLC	4/7/2021	D221098577		

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	\$332,064	\$100,000	\$432,064	\$432,064
2024	\$332,064	\$100,000	\$432,064	\$432,064
2023	\$393,452	\$80,000	\$473,452	\$473,452
2022	\$293,263	\$80,000	\$373,263	\$373,263
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.

EXEMPTIONS / SPECIAL APPRAISAL

There are no exemptions for this property

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