



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



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 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.

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

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: [D221258427](#)

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

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	\$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.

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

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.