



**Address:** [12457 IVESON DR](#)  
**City:** FORT WORTH  
**Georeference:** 45694T-35-13  
**Subdivision:** WELLINGTON  
**Neighborhood Code:** 2N300A1

**Latitude:** 32.9515512168  
**Longitude:** -97.3995814737  
**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 35 Lot 13

**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:** CHANDLER CROUCH (11730)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 800056259  
**Site Name:** WELLINGTON Block 35 Lot 13  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,258  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 4,480  
**Land Acres<sup>\*</sup>:** 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:**

SMITH BRIAN DANIEL  
SMITH HEATHER LYNN

**Primary Owner Address:**

12457 IVESON DR  
HASLET, TX 76052

**Deed Date:** 10/29/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D221324442](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
K HOVNANIAN DFW WELLINGTON VILLAS LLC	5/6/2021	<a href="#">D221131549</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	\$310,000	\$100,000	\$410,000	\$410,000
2024	\$310,000	\$100,000	\$410,000	\$410,000
2023	\$377,100	\$80,000	\$457,100	\$405,106
2022	\$288,278	\$80,000	\$368,278	\$368,278
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)

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.