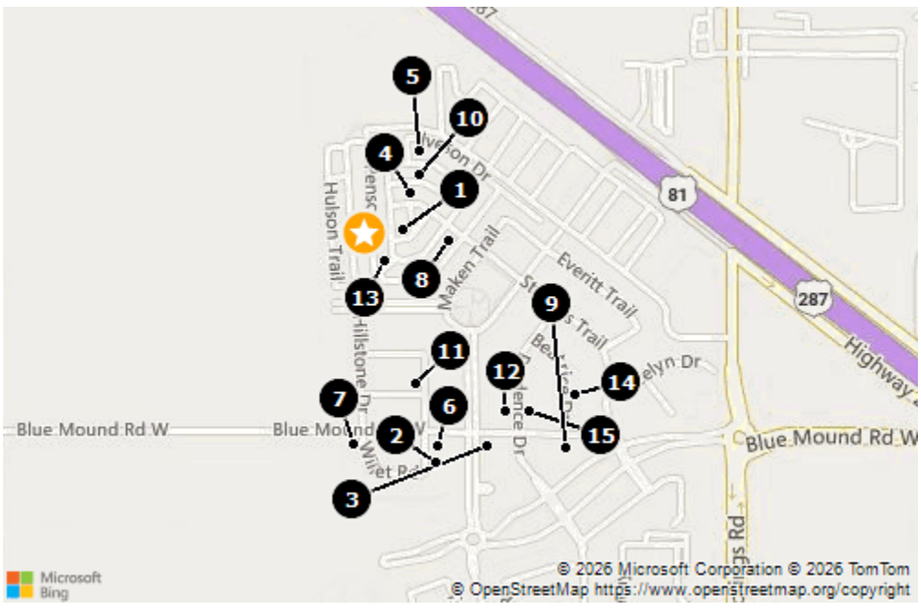
ICE SiteX Report

OrderID: 98722770

SiteX Property Information Report



Subject Property Location

12340 HULSON TRL, HASLET, TX 76052-1614

County:	**TARRANT TX**	Census Tract:	484391141.102004
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	45694T-30-24	Thomas Bros Pg-Grid:	

Valuation

Value:	**$396,000**	FSD:	13	Common Confidence Score:	50
Value Range:	$344,520 - $447,480	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	224,225
Assd Land Value:	$100,000	Market Land Value:	$100,000	Tax Year:	2026
Assd Improvement:	$305,619	Market Improvment Value:	$305,619	Total Taxable Value:	$6,716
Total Assessed Value:	$405,619	Total Assessor Market Value:	$405,619	Delinquent Year:	
				Tax Account ID:	42678984
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 24 Block: 30 District: 026 Map Ref: MAP 2024-468
Abbreviated Description: WELLINGTON BLOCK 30 LOT 24
City/Muni/Twp: FORT WORTH

Property Characteristics

Lot Size:	4,480 SF	Bedrooms:		Pool:	
Building Area:	1914 SF	Baths:		Fireplace:	
Year Built:	2021	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/30/2026	Sales Price:	N/A
Document #:	D226190239 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/04/2021	Sales Price:	N/A
Document #:	D221324502 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/28/2021		
Document Type:			

Legal Description:
Lot: 24 Block: 30 Subdivision: WELLINGTON Map Ref: DOC D220004522
City/Muni/Twp: FORT WORTH

Prior Transfer

Recording Date:	10/28/2021	Sales Price:	N/A
Document #:	D221324502 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 24 Block: 30 District: 026 Map Ref: MAP 2024-468
Abbreviated Description: WELLINGTON BLOCK 30 LOT 24
City/Muni/Twp: FORT WORTH

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Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	6,500 SF	Median # of Baths	
Median Living Area	2,460 SF	Median Year Built	2020
Price Range - 2 Yrs		Age Range	5 years to 7 years
Median Value		Median Age	6 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.06Mi.	**12324 PENSON ST** **HASLET, TX 76052-1621**	07/17/2026			3912	//	2021	4,826 SF	
		APN: 45694T-31-10 Document #: D226139061 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 10 Block: 31 Subdivision: WELLINGTON AREA 1 Phase No: 2 MapRef: DOC D220004522 Abbreviated Description: Lot:10 Block:31 Subdivision:WELLINGTON AREA 1 Phase No:2 Map Ref:DOC D220004522City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH								
2	.32Mi.	**12140 WILLET RD** **HASLET, TX 76052-5203**	07/13/2026			2527	//	2019	7,200 SF	
		APN: 45694T-23-28 Document #: D226135028 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 28 Block: 23 Subdivision: WELLINGTON MapRef: DOC D218078838 Abbreviated Description: Lot:28 Block:23 Subdivision:WELLINGTON Map Ref:DOC D218078838City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH								
3	.33Mi.	**1932 EAGLE BLVD** **HASLET, TX 76052-5227**	06/24/2026			3034	//	2020	9,760 SF	
		APN: 45694T-17-9 Document #: D226121759 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 9 Block: 17 Subdivision: WELLINGTON MapRef: DOC D218078838 Abbreviated Description: Lot:9 Block:17 Subdivision:WELLINGTON Map Ref:DOC D218078838City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH								
4	.08Mi.	**1848 STOWERS TRL** **HASLET, TX 76052-5234**	06/03/2026			2362	//	2020	4,480 SF	
		APN: 45694T-35-8 Document #: D226107249 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 8 Block: 35 Subdivision: WELLINGTON MapRef: DOC D220004522 Abbreviated Description: Lot:8 Block:35 Subdivision:WELLINGTON Map Ref:DOC D220004522City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH								
5	.14Mi.	**12448 IVESON DR** **HASLET, TX 76052-1619**	05/06/2026			1850	//	2020	5,678 SF	
		APN: 45694T-32-35 Document #: D226085794 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 35 Block: 32 Subdivision: WELLINGTON MapRef: DOC D220004522 Abbreviated Description: Lot:35 Block:32 Subdivision:WELLINGTON Map Ref:DOC D220004522City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH								
6	.3Mi.	**12148 WILLET RD** **HASLET, TX 76052-5203**	04/27/2026			3602	//	2020	9,186 SF	
		APN: 45694T-23-30 Document #: D226077780 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 30 Block: 23 Subdivision: WELLINGTON Abbreviated Description: Lot:30 Block:23 Subdivision:WELLINGTON City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH								
7	.29Mi.	**12168 HULSON TRL** **HASLET, TX 76052-1613**	04/13/2026			2300	//	2019	10,969 SF	Yes
		APN: 45694T-23-14 Document #: D226066882 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 14 Block: 23 Subdivision: THE WILLINGTON MapRef: DOC D218078838 Abbreviated Description: Lot:14 Block:23 Subdivision:THE WILLINGTON Map Ref:DOC D218078838City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH								
8	.12Mi.	**12344 IVESON DR** **HASLET, TX 76052-1617**	04/01/2026			2876	//	2020	4,480 SF	
		APN: 45694T-30-72 Document #: D226058563 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 72 Block: 30 Subdivision: WELLINGTON MapRef: DOC D220004522 Abbreviated Description: Lot:72 Block:30 Subdivision:WELLINGTON Map Ref:DOC D220004522City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH								
9	.4Mi.	**1629 SEBRIGHT TRL** **HASLET, TX 76052-5220**	04/01/2026			1926	//	2020	6,000 SF	
		APN: 45694T-18-4 Document #: D226059686 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 4 Block: 18 Subdivision: WELLINGTON MapRef: DOC D218078838 Abbreviated Description: Lot:4 Block:18 Subdivision:WELLINGTON Map Ref:DOC D218078838City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH								
10	.11Mi.	**12449 IVESON DR** **HASLET, TX 76052-1620**	03/27/2026			2061	//	2021	4,480 SF	
		APN: 45694T-35-15 Document #: D226055788 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 15 Block: 35 Subdivision: WELLINGTON MapRef: PL D220004522 Abbreviated Description: Lot:15 Block:35 Subdivision:WELLINGTON Map Ref:PL D220004522City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH								
11	.21Mi.	**1800 OTWELL DR** **HASLET, TX 76052-5201**	12/29/2025			2567	//	2019	9,610 SF	
		APN: 45694T-26-12 Document #: D225241271 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 12 Block: 26 Subdivision: WILLINGTON MapRef: FILE D218078838 Abbreviated Description: Lot:12 Block:26 Subdivision:WILLINGTON Map Ref:FILE D218078838City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH								
12	.31Mi.	**12209 PRUDENCE DR** **HASLET, TX 76052-5224**	12/05/2025			2382	//	2019	6,500 SF	Yes
		APN: 45694T-22-3 Document #: D225227734 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 3 Block: 22 Subdivision: WELLINGTON MapRef: DOC D218078838 Abbreviated Description: Lot:3 Block:22 Subdivision:WELLINGTON Map Ref:DOC D218078838City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH								
13	.05Mi.	**12301 PENSON ST**	10/16/2025			2460	//	2021	8,337 SF	

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		HASLET, TX 76052-1622						
	APN: 45694T-30-60 Document #: D225195039							
	Document Type: Price Code:							
	Land Use: Single Family Residential							
	Legal: Lot: 60 Block: 30 Subdivision: WELLINGTON MapRef: FILE D220004522 Abbreviated Description: Lot:60 Block:30 Subdivision:WELLINGTON Map Ref:FILE D220004522City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH							
14	.36Mi.	**12216 BEATRICE DR**	09/03/2025	3168	//	2019	6,458 SF	
		HASLET, TX 76052-5215						
	APN: 45694T-20-27 Document #: D225163501							
	Document Type: Price Code:							
	Land Use: Single Family Residential							
	Legal: Lot: 27 Block: 20 Subdivision: WELLINGTON MapRef: DOC D218078838 Abbreviated Description: Lot:27 Block:20 Subdivision:WELLINGTON Map Ref:DOC D218078838City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH							
15	.33Mi.	**12208 PRUDENCE DR**	08/11/2025	2226	//	2019	6,792 SF	
		HASLET, TX 76052-5226						
	APN: 45694T-19-17 Document #: D225147212							
	Document Type: Price Code:							
	Land Use: Single Family Residential							
	Legal: Lot: 17 Block: 19 Subdivision: WELLINGTON MapRef: DOC D218078838 Abbreviated Description: Lot:17 Block:19 Subdivision:WELLINGTON Map Ref:DOC D218078838City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH							

Comparable Sales Chart



The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**12340 HULSON TRL**	**10/28/2021**	$405,619	$405,619	1,914		2021	4,480 SF	
.01Mi.	**12344 HULSON TRL**	**01/21/2022**	$428,623	$428,623	2,347		2021	4,480 SF	
.01Mi.	**12336 HULSON TRL**	**05/31/2024**	$375,000	$375,000	2,282		2021	4,480 SF	
.02Mi.	**12332 HULSON TRL**	**04/29/2022**	$236,747	$236,747	1,568		2021	4,480 SF	
.02Mi.	**12348 HULSON TRL**	**06/29/2022**	$359,506	$359,506	1,655		2021	4,480 SF	
.02Mi.	**12328 HULSON TRL**	**05/30/2023**	$311,950	$311,950	2,455		2021	4,480 SF	
.02Mi.	**12352 HULSON TRL**	**05/13/2022**	$389,000	$389,000	2,282		2021	480 SF	
.03Mi.	**12317 PENSON ST**	**06/01/2023**	$416,759	$416,759	2,120		2020	4,480 SF	
.03Mi.	**12325 PENSON ST**	**08/17/2024**	$442,889	$442,889	2,506		2021	4,480 SF	
.03Mi.	**12313 PENSON ST**	**09/29/2020**	$365,000	$365,000	2,425		2020	4,480 SF	
.03Mi.	**12329 PENSON ST**	**12/11/2020**	$440,342	$440,342	2,707		2020	4,480 SF	
.03Mi.	**12324 HULSON TRL**	**07/16/2021**	$282,505	$282,505	1,914		2021	4,480 SF	
.03Mi.	**12337 HULSON TRL**	**08/30/2021**	$250,000	$250,000	1,509		2021	4,480 SF	
.03Mi.	**12356 HULSON TRL**	**12/17/2025**	$432,064	$432,064	2,394		2021	4,480 SF	
.03Mi.	**12341 HULSON TRL**	**05/21/2021**	$424,969	$424,969	2,283		2020	4,480 SF	
.03Mi.	**12333 HULSON TRL**	**09/17/2021**	$473,218	$473,218	2,739		2021	4,480 SF	

Rent vs. Own

Households Occupied by Renters:	14%	Households Occupied by Owners:	83%

Demographics & Income

Median Age:	34.7 years old	Households:	8,712
Median Household Income:	$132,772	Households w/Family:	80%
Household Income Per Capita:	$52,269	Households w/Family Married:	70%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	44%

School District

School District Zone:	Northwest Independent School District	Students:	32,098
Number of Schools:	37	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade

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7.16Mi. **Chisholm Trail Middle School** Number of Students: 878 Student-Teacher Ratio: 14.37		C	Public	6 - 8
1.16Mi. **Carl E. Schluter Elementary School** Number of Students: 752 Student-Teacher Ratio: 15.19		A-	Public	PK - 5
7.22Mi. **Northwest High School** Number of Students: 2,672 Student-Teacher Ratio: 17.24 Advanced Placement: Yes		B	Public	9 - 12

Flood Report

The Subject Property of **12340 HULSON TRL, HASLET, TX 76052-1614** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	39%	SIGNIFICANTLY LOWER
BURGLARY	26%	SIGNIFICANTLY LOWER
MOTOR VEHICLE THEFT	47%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	56%	NOTABLY LOWER
AGGRAVATED ASSAULT	22%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	54%	NOTABLY LOWER
MURDER	35%	SIGNIFICANTLY LOWER
OVERALL	25%	SIGNIFICANTLY LOWER

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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