



Address: [9045 WELLER LN](#)
City: FORT WORTH
Georeference: 817H-29-21
Subdivision: ARCADIA PARK ADDITION
Neighborhood Code: 3K500K

Latitude: 32.9041922031
Longitude: -97.2968257367
TAD Map: 2060-448
MAPSCO: TAR-036A



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: ARCADIA PARK ADDITION
Block 29 Lot 21

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KELLER ISD (907)

State Code: A

Year Built: 2006

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$344,000

Protest Deadline Date: 5/24/2024

Site Number: 40594963
Site Name: ARCADIA PARK ADDITION-29-21
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,122
Percent Complete: 100%
Land Sqft^{*}: 5,720
Land Acres^{*}: 0.1313
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:

ADHIKARI KAPIL
ADHIKARI BINITA

Primary Owner Address:

9045 WELLER LN
FORT WORTH, TX 76244-8639

Deed Date: 9/20/2013
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D213249155](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FELECIANO ERIC SHAWN	3/14/2007	D207103489	0000000	0000000
GEHAN HOMES LTD	1/1/2004	000000000000000	0000000	0000000

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	\$254,000	\$70,000	\$324,000	\$324,000
2024	\$274,000	\$70,000	\$344,000	\$336,743
2023	\$287,702	\$70,000	\$357,702	\$306,130
2022	\$247,078	\$55,000	\$302,078	\$278,300
2021	\$208,199	\$55,000	\$263,199	\$253,000
2020	\$175,000	\$55,000	\$230,000	\$230,000

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.