



Address: [4244 ALDRIDGE LN](#)
City: FORT WORTH
Georeference: 45697-2-16
Subdivision: WELLINGTON POINT
Neighborhood Code: 4S004M

Latitude: 32.6053743723
Longitude: -97.3852256348
TAD Map: 2030-340
MAPSCO: TAR-103Y



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WELLINGTON POINT Block 2
Lot 16

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CROWLEY ISD (912)

State Code: A

Year Built: 2013

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$447,466

Protest Deadline Date: 5/24/2024

Site Number: 41335864

Site Name: WELLINGTON POINT-2-16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,323

Percent Complete: 100%

Land Sqft^{*}: 7,599

Land Acres^{*}: 0.1744

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:

KITCHING TAVIA Y
SMITH CHRISTOPHER

Primary Owner Address:

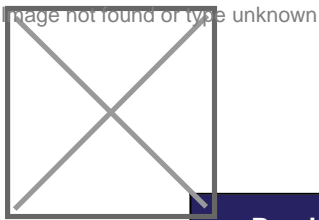
4244 ALDRIDGE LN
FORT WORTH, TX 76036

Deed Date: 12/2/2024

Deed Volume:

Deed Page:

Instrument: [D224216413](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MOURA LUBANZADIO	2/13/2014	D214029909	0000000	0000000
PSQ BARBIE LP	5/13/2008	D208187440	0000000	0000000
WELLINGTON POINT LP	1/1/2007	0000000000000000	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	\$377,466	\$70,000	\$447,466	\$447,466
2024	\$377,466	\$70,000	\$447,466	\$447,466
2023	\$374,228	\$70,000	\$444,228	\$444,228
2022	\$338,978	\$65,000	\$403,978	\$353,687
2021	\$256,534	\$65,000	\$321,534	\$321,534
2020	\$256,534	\$65,000	\$321,534	\$321,534

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)
- DISABLED VET 100 PCT 11.131

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.