# Tarrant Appraisal District Property Information | PDF Account Number: 42201291

### Address: 616 WOLLFORD WAY

City: FORT WORTH Georeference: 34234-10-5 Subdivision: RICHMOND ADDN - FT WORTH Neighborhood Code: 2N100C

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

# PROPERTY DATA

Legal Description: RICHMOND ADDN - FT WORTH Block 10 Lot 5 Jurisdictions: CITY OF FORT WORTH (026) Site Number: 42201291 **TARRANT COUNTY (220)** TARRANT REGIONAL WATER DISTRICT (223) Site Class: A1 - Residential - Single Family **TARRANT COUNTY HOSPITAL (224)** Parcels: 1 **TARRANT COUNTY COLLEGE (225)** Approximate Size+++: 1,858 NORTHWEST ISD (911) State Code: A Percent Complete: 100% Year Built: 2017 Land Sqft\*: 6,098 Personal Property Account: N/A Land Acres<sup>\*</sup>: 0.1400 Agent: None Pool: N Protest Deadline Date: 5/24/2024

+++ Rounded.

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

# **OWNER INFORMATION**

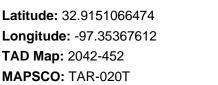
## Current Owner:

HUTCHINSON TANNER SCOTT HUTCHINSON NATALIE OLIVIA

### **Primary Owner Address:** 616 WOLLFORD WAY FORT WORTH, TX 76131

Deed Date: 6/23/2023 Deed Volume: Deed Page: Instrument: D223112487

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BAKER STEVEN C	2/22/2018	D218042558		
ASHTON DALLAS RESIDENTIAL LLC	10/14/2016	D216242178		





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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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$286,000	\$100,000	\$386,000	\$386,000
2024	\$286,000	\$100,000	\$386,000	\$386,000
2023	\$329,869	\$85,000	\$414,869	\$359,524
2022	\$255,459	\$85,000	\$340,459	\$326,840
2021	\$212,127	\$85,000	\$297,127	\$297,127
2020	\$189,391	\$85,000	\$274,391	\$274,391

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.