



Address: [11812 TOPPELL TR](#)
City: FORT WORTH
Georeference: 45694T-5-3
Subdivision: WELLINGTON
Neighborhood Code: 2N300A1

Latitude: 32.9414107957
Longitude: -97.397586149
TAD Map: 2030-464
MAPSCO: TAR-019F



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WELLINGTON Block 5 Lot 3

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: 2019

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 800038941
Site Name: WELLINGTON 5 3
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,109
Percent Complete: 100%
Land Sqft^{*}: 6,000
Land Acres^{*}: 0.1377
Pool: Y

+++ Rounded.

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

OWNER INFORMATION

Current Owner:

MESSINA NADIA
MESSINA SCOTT J

Primary Owner Address:

11812 TOPPELL TRL
HASLET, TX 76052

Deed Date: 9/10/2019
Deed Volume:
Deed Page:
Instrument: [D219206444](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BEAZER HOMES TEXAS LP	4/16/2019	D219079247		

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	\$437,168	\$100,000	\$537,168	\$537,168
2024	\$437,168	\$100,000	\$537,168	\$537,168
2023	\$513,770	\$80,000	\$593,770	\$497,419
2022	\$378,716	\$80,000	\$458,716	\$452,199
2021	\$331,090	\$80,000	\$411,090	\$411,090
2020	\$280,144	\$80,000	\$360,144	\$360,144

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.