

Tarrant Appraisal District

Property Information | PDF

Account Number: 42460709

Address: 11824 TOPPELL TR

City: FORT WORTH

Georeference: 45694T-5-6 Subdivision: WELLINGTON Neighborhood Code: 2N300A1 **TAD Map:** 2030-464 **MAPSCO:** TAR-019E

Latitude: 32.9418048661

Longitude: -97.3977327912



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

PROPERTY DATA

Legal Description: WELLINGTON Block 5 Lot 6

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: 2021

Personal Property Account: N/A Agent: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025 Notice Value: \$460,000

Protest Deadline Date: 5/24/2024

Site Number: 800038924

Site Name: WELLINGTON 5 6

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,999
Percent Complete: 100%

Land Sqft*: 6,000 Land Acres*: 0.1377

Pool: N

+++ Rounded.

OWNER INFORMATION

Current Owner: Deed Date: 11/24/2021

KASSEM AHMED

Primary Owner Address:

11824 TOPPELL TRL

Deed Volume:

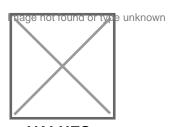
Deed Page:

FORT WORTH, TX 76052 Instrument: <u>D221345925</u>

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BEAZER HOMES TEXAS LP	8/3/2018	D218080561		

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



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	\$360,000	\$100,000	\$460,000	\$460,000
2024	\$360,000	\$100,000	\$460,000	\$450,555
2023	\$472,006	\$80,000	\$552,006	\$409,595
2022	\$292,359	\$80,000	\$372,359	\$372,359
2021	\$0	\$56,000	\$56,000	\$56,000
2020	\$0	\$56,000	\$56,000	\$56,000

Pending indicates that the property record has not yet been completed for the indicated tax year.

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.

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.