



**Address:** [11880 TOPPELL TR](#)  
**City:** FORT WORTH  
**Georeference:** 45694T-10-8  
**Subdivision:** WELLINGTON  
**Neighborhood Code:** 2N300A1

**Latitude:** 32.9436595484  
**Longitude:** -97.3983869795  
**TAD Map:** 2030-464  
**MAPSCO:** TAR-019E



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WELLINGTON Block 10 Lot 8

**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:** 2018

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 800038961  
**Site Name:** WELLINGTON 10 8  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,841  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 8,059  
**Land Acres<sup>\*</sup>:** 0.1850  
**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:**

OLAYORI ADEBAYO KEHINDE  
ADEBAYO RAHEEM

**Primary Owner Address:**

11880 TOPPELL TRL  
HASLET, TX 76052

**Deed Date:** 10/4/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D221290050](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CUTAIAR AARON M;CUTAIAR MARANDA K	3/12/2019	<a href="#">D219048973</a>		
BEAZER HOMES TEXAS LP	8/3/2018	<a href="#">D218080561</a>		



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 <sup>+</sup>
2025	\$378,295	\$100,000	\$478,295	\$478,295
2024	\$378,295	\$100,000	\$478,295	\$478,295
2023	\$449,004	\$80,000	\$529,004	\$529,004
2022	\$333,590	\$80,000	\$413,590	\$413,590
2021	\$233,778	\$80,000	\$313,778	\$313,778
2020	\$233,778	\$80,000	\$313,778	\$313,778

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

There are no exemptions for this property

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.