



**Address:** [1613 EVERITT TR](#)  
**City:** FORT WORTH  
**Georeference:** 45694T-21-3  
**Subdivision:** WELLINGTON  
**Neighborhood Code:** 2N300A1

**Latitude:** 32.9487909762  
**Longitude:** -97.3948246047  
**TAD Map:** 2036-464  
**MAPSCO:** TAR-019B



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WELLINGTON Block 21 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:** 2021

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 800039767  
**Site Name:** WELLINGTON 21 3  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,139  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,371  
**Land Acres<sup>\*</sup>:** 0.1463  
**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**  
SIMPSON JOHN CARTER  
**Primary Owner Address:**  
1613 EVERITT TRL  
FORT WORTH, TX 76052

**Deed Date:** 3/22/2022  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D222075637](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HIGHLAND HOMES- DALLAS LLC	7/16/2020	<a href="#">D220174236</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	\$413,631	\$100,000	\$513,631	\$513,631
2024	\$413,631	\$100,000	\$513,631	\$513,631
2023	\$491,248	\$80,000	\$571,248	\$571,248
2022	\$125,811	\$80,000	\$205,811	\$205,811
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.

+ 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.