



Address: [9516 ABINGTON AVE](#)
City: FORT WORTH
Georeference: 34234-16-2
Subdivision: RICHMOND ADDN - FT WORTH
Neighborhood Code: 2N1004

Latitude: 32.909977104
Longitude: -97.3604875086
TAD Map: 2042-452
MAPSCO: TAR-020X



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RICHMOND ADDN - FT WORTH
Block 16 Lot 2

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
NORTHWEST ISD (911)

State Code: A

Year Built: 2020

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$409,011

Protest Deadline Date: 5/24/2024

Site Number: 800043607

Site Name: RICHMOND ADDN - FT WORTH 16 2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size ⁺⁺⁺: 2,308

Percent Complete: 100%

Land Sqft ^{*}: 6,000

Land Acres ^{*}: 0.1377

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:

KELLY TIFFANY SIMONE
KELLY JOSSETTE LOUISE

Primary Owner Address:

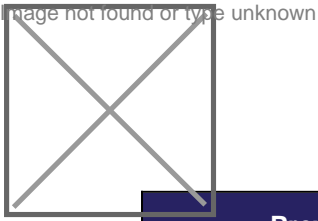
9516 ABINGTON AVE
FORT WORTH, TX 76131

Deed Date: 3/15/2024

Deed Volume:

Deed Page:

Instrument: [D224045325](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CESTRO-VARGAS JOSE L	10/14/2020	D220266443		
MERITAGE HOMES OF TEXAS LLC	8/16/2019	D220027513		

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	\$314,011	\$95,000	\$409,011	\$409,011
2024	\$314,011	\$95,000	\$409,011	\$396,118
2023	\$357,946	\$70,000	\$427,946	\$360,107
2022	\$257,370	\$70,000	\$327,370	\$327,370
2021	\$234,667	\$70,000	\$304,667	\$304,667
2020	\$0	\$49,000	\$49,000	\$49,000

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.