



**Address:** [9548 ABINGTON AVE](#)  
**City:** FORT WORTH  
**Georeference:** 34234-16-10  
**Subdivision:** RICHMOND ADDN - FT WORTH  
**Neighborhood Code:** 2N1004

**Latitude:** 32.9099714693  
**Longitude:** -97.3591840531  
**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 10

**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:** 2019

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$404,301

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

**Site Number:** 800043599

**Site Name:** RICHMOND ADDN - FT WORTH 16 10

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,220

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,000

**Land Acres<sup>\*</sup>:** 0.1377

**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:**

ABEDKHALIL MOHAMED  
ABEDKHALIL MARIA

**Primary Owner Address:**

9548 ABINGTON AVE  
FORT WORTH, TX 76131

**Deed Date:** 6/29/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220152375](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
M/I HOMES OF DFW LLC	8/15/2019	<a href="#">D219183698</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	\$309,301	\$95,000	\$404,301	\$404,301
2024	\$309,301	\$95,000	\$404,301	\$391,504
2023	\$352,547	\$70,000	\$422,547	\$355,913
2022	\$253,557	\$70,000	\$323,557	\$323,557
2021	\$231,213	\$70,000	\$301,213	\$301,213
2020	\$92,717	\$70,000	\$162,717	\$162,717

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.