

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 42524791

Address: 9608 ABINGTON AVE

City: FORT WORTH

Georeference: 34234-16-16

Subdivision: RICHMOND ADDN - FT WORTH

Neighborhood Code: 2N1004

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

## PROPERTY DATA

Legal Description: RICHMOND ADDN - FT WORTH

Block 16 Lot 16

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: CHANDLER CROUCH (11730)
Protest Deadline Date: 5/24/2024

+++ Rounded.

Latitude: 32.9104688715 Longitude: -97.3584845142

**TAD Map:** 2042-452 **MAPSCO:** TAR-020X

**Site Number:** 800043633

Site Name: RICHMOND ADDN - FT WORTH 16 16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 3,043
Percent Complete: 100%

Land Sqft\*: 6,098 Land Acres\*: 0.1400

Pool: N

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

## OWNER INFORMATION

**Current Owner:** 

BALCH JOSEPH Deed Date: 10/23/2020

BALCH JORDAN PATRICIA

Primary Owner Address:

9608 ABINGTON AVE

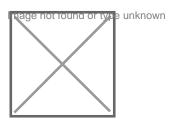
Deed Volume:

Deed Page:

FORT WORTH, TX 76131 Instrument: <u>D220275755</u>

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MERITAGE HOMES OF TEXAS LLC	8/2/2020	D220027513		

07-15-2025 Page 1



**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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$334,160	\$95,000	\$429,160	\$429,160
2024	\$334,160	\$95,000	\$429,160	\$429,160
2023	\$422,696	\$70,000	\$492,696	\$399,648
2022	\$293,316	\$70,000	\$363,316	\$363,316
2021	\$287,702	\$70,000	\$357,702	\$357,702
2020	\$0	\$49,000	\$49,000	\$49,000

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.

07-15-2025 Page 2

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