



**Address:** [9501 ABINGTON AVE](#)  
**City:** FORT WORTH  
**Georeference:** 34234-20-15  
**Subdivision:** RICHMOND ADDN - FT WORTH  
**Neighborhood Code:** 2N1004

**Latitude:** 32.9104496202  
**Longitude:** -97.3610863126  
**TAD Map:** 2042-452  
**MAPSCO:** TAR-020W



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 20 Lot 15

**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:** \$389,279

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

**Site Number:** 800043715

**Site Name:** RICHMOND ADDN - FT WORTH 20 15

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,948

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,405

**Land Acres<sup>\*</sup>:** 0.1700

**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:**

MENDOZA ANGELICA  
MENDOZA HECTOR

**Primary Owner Address:**

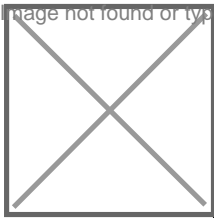
9501 ABINGTON AVE  
FORT WORTH, TX 76131

**Deed Date:** 1/28/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221025710](#)



| Previous Owners      | Date      | Instrument                 | Deed Volume | Deed Page |
|----------------------|-----------|----------------------------|-------------|-----------|
| M/I HOMES OF DFW LLC | 2/14/2020 | <a href="#">D220041883</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 | \$258,421          | \$95,000    | \$353,421    | \$353,421                    |
| 2024 | \$294,279          | \$95,000    | \$389,279    | \$376,814                    |
| 2023 | \$327,000          | \$70,000    | \$397,000    | \$342,558                    |
| 2022 | \$241,416          | \$70,000    | \$311,416    | \$311,416                    |
| 2021 | \$132,137          | \$70,000    | \$202,137    | \$202,137                    |
| 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

- 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.