



Address: [9509 ABINGTON AVE](#)
City: FORT WORTH
Georeference: 34234-20-17
Subdivision: RICHMOND ADDN - FT WORTH
Neighborhood Code: 2N1004

Latitude: 32.9104450305
Longitude: -97.3607430234
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 20 Lot 17

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: 2022
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 800043716
Site Name: RICHMOND ADDN - FT WORTH 20 17
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,073
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:
BIMALI SWECHHA
BHATTARAI SURAJ
Primary Owner Address:
9509 ABINGTON AVE
FORT WORTH, TX 76131

Deed Date: 5/23/2022
Deed Volume:
Deed Page:
Instrument: [D222133297](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
M/I HOMES OF DFW LLC	2/14/2020	D220041883		



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	\$355,000	\$95,000	\$450,000	\$450,000
2024	\$379,000	\$95,000	\$474,000	\$474,000
2023	\$402,542	\$70,000	\$472,542	\$472,542
2022	\$0	\$49,000	\$49,000	\$49,000
2021	\$0	\$49,000	\$49,000	\$49,000
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.