



Address: [9525 ABINGTON AVE](#)
City: FORT WORTH
Georeference: 34234-20-21
Subdivision: RICHMOND ADDN - FT WORTH
Neighborhood Code: 2N1004

Latitude: 32.9104421953
Longitude: -97.3600899422
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 21

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: \$421,194

Protest Deadline Date: 5/24/2024

Site Number: 800043713

Site Name: RICHMOND ADDN - FT WORTH 20 21

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,473

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:

THAPA SUBASH

THAPA UMA BASNET

Primary Owner Address:

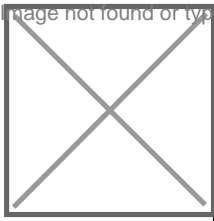
9525 ABINGTON AVE
FORT WORTH, TX 76131

Deed Date: 3/12/2021

Deed Volume:

Deed Page:

Instrument: [D221069667](#)



| 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 | \$326,194 | \$95,000 | \$421,194 | \$421,194 |
| 2024 | \$326,194 | \$95,000 | \$421,194 | \$408,184 |
| 2023 | \$370,000 | \$70,000 | \$440,000 | \$371,076 |
| 2022 | \$267,342 | \$70,000 | \$337,342 | \$337,342 |
| 2021 | \$97,502 | \$70,000 | \$167,502 | \$167,502 |
| 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.