



Address: [1716 WASSEL RD](#)
City: FORT WORTH
Georeference: 45694T-4-13
Subdivision: WELLINGTON
Neighborhood Code: 2N300A1

Latitude: 32.9398717155
Longitude: -97.3961258928
TAD Map: 2030-464
MAPSCO: TAR-019F



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WELLINGTON Block 4 Lot 13

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
NORTHWEST ISD (911)

State Code: A

Year Built: 2020

Personal Property Account: N/A

Agent: P E PENNINGTON & CO INC (00051)

Notice Sent Date: 4/15/2025

Notice Value: \$401,000

Protest Deadline Date: 5/24/2024

Site Number: 800048493

Site Name: WELLINGTON 4 13

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,200

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:

X AND Y FAMILY TRUST

Primary Owner Address:

9653 GROUSE GROVE AVE
LAS VEGAS, NV 89148

Deed Date: 10/17/2024

Deed Volume:

Deed Page:

Instrument: [D224186414](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BRADLEY THOMAS KRYGER TRUST	7/25/2022	D222186996		
ABUT BASAK;ABUT ERKAN	11/30/2020	D220316967		
GEHAN HOMES LTD	5/20/2020	D220115106		
HPC WELLINGTON SOUTH DEVELOPMENT CORPORATION	9/10/2019	D218271281		

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	\$272,000	\$100,000	\$372,000	\$372,000
2024	\$301,000	\$100,000	\$401,000	\$401,000
2023	\$375,000	\$80,000	\$455,000	\$455,000
2022	\$275,821	\$80,000	\$355,821	\$351,863
2021	\$239,875	\$80,000	\$319,875	\$319,875
2020	\$0	\$56,000	\$56,000	\$56,000

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

There are no exemptions for this property

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.