



**Address:** [1724 PATTENSON TR](#)  
**City:** FORT WORTH  
**Georeference:** 45694T-12-9  
**Subdivision:** WELLINGTON  
**Neighborhood Code:** 2N300A1

**Latitude:** 32.9430597594  
**Longitude:** -97.3968133353  
**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 12 Lot 9

**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:** 2021

**Personal Property Account:** N/A

**Agent:** SOUTHLAND PROPERTY TAX CONSULTANTS INC (00844) N

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

**Site Number:** 800048527  
**Site Name:** WELLINGTON 12 9  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,340  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,200  
**Land Acres<sup>\*</sup>:** 0.1653  
**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:**

KANU OBIAJULU  
KANU CHISOM

**Primary Owner Address:**

1724 PATTENSON TRL  
HASLET, TX 76052

**Deed Date:** 3/31/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D221137251](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GEHAN HOMES LTD	6/12/2020	<a href="#">D220136609</a>		
HPC WELLINGTON SOUTH DEVELOPMENT CORPORATION	9/10/2019	<a href="#">D218271281</a>		



## VALUES

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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	\$400,000	\$100,000	\$500,000	\$500,000
2024	\$433,000	\$100,000	\$533,000	\$533,000
2023	\$477,000	\$80,000	\$557,000	\$479,615
2022	\$356,014	\$80,000	\$436,014	\$436,014
2021	\$0	\$56,000	\$56,000	\$56,000
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

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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.