



**Address:** [11405 DERRYLIN CT](#)  
**City:** FORT WORTH  
**Georeference:** 44563-16-25  
**Subdivision:** VANN TRACT  
**Neighborhood Code:** 2Z200L

**Latitude:** 32.9377046052  
**Longitude:** -97.3700446434  
**TAD Map:** 2036-460  
**MAPSCO:** TAR-020J



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** VANN TRACT Block 16 Lot 25

**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:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$433,432

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

**Site Number:** 800055302

**Site Name:** VANN TRACT Block 16 Lot 25

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,838

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 12,714

**Land Acres<sup>\*</sup>:** 0.2919

**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:**

SHIELDS CRAIG MICHAEL  
SHIELDS HANNAH CHASTAIN

**Primary Owner Address:**

11405 DERRYLIN CT  
HASLET, TX 76052

**Deed Date:** 2/19/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221047748](#)

## 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	\$283,432	\$150,000	\$433,432	\$433,432
2024	\$283,432	\$150,000	\$433,432	\$418,900
2023	\$320,433	\$90,000	\$410,433	\$380,818
2022	\$256,198	\$90,000	\$346,198	\$346,198
2021	\$250,211	\$90,000	\$340,211	\$340,211
0	\$0	\$0	\$0	\$0

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.