

Tarrant Appraisal District Property Information | PDF

Account Number: 42667117

Address: 11404 DERRYLIN CT

City: FORT WORTH

Georeference: 44563-16-27 Subdivision: VANN TRACT Neighborhood Code: 2Z200L Latitude: 32.9373481459 Longitude: -97.3697221823

TAD Map: 2036-460 **MAPSCO:** TAR-020J



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

PROPERTY DATA

Legal Description: VANN TRACT Block 16 Lot 27

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: OWNWELL INC (12140) Protest Deadline Date: 5/24/2024 Site Number: 800055303

Site Name: VANN TRACT Block 16 Lot 27 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,015
Percent Complete: 100%

Land Sqft*: 9,770 Land Acres*: 0.2243

Pool: N

+++ Rounded.

OWNER INFORMATION

Current Owner:

OLIPHANT BRANDON LEE **Primary Owner Address:** 11404 DERRYLIN CT HASLET, TX 76052 Deed Date: 2/4/2021 Deed Volume:

Deed Page:

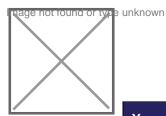
Instrument: D221034025

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.

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^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$295,941	\$75,000	\$370,941	\$370,941
2024	\$295,941	\$75,000	\$370,941	\$370,941
2023	\$334,648	\$45,000	\$379,648	\$343,692
2022	\$267,447	\$45,000	\$312,447	\$312,447
2021	\$261,181	\$45,000	\$306,181	\$306,181
0	\$0	\$0	\$0	\$0

Pending indicates that the property record has not yet been completed for the indicated tax year.

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.

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.