



Address: [11400 DERRYLIN CT](#)
City: FORT WORTH
Georeference: 44563-16-28
Subdivision: VANN TRACT
Neighborhood Code: 2Z200L

Latitude: 32.9371074329
Longitude: -97.3697786357
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 28

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

Protest Deadline Date: 5/24/2024

Site Number: 800055301

Site Name: VANN TRACT Block 16 Lot 28

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,220

Percent Complete: 100%

Land Sqft^{*}: 12,517

Land Acres^{*}: 0.2874

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

DEARING BRADEN CHASE

Primary Owner Address:

11400 DERRYLIN CT
HASLET, TX 76052

Deed Date: 2/4/2021

Deed Volume:

Deed Page:

Instrument: [D221034281](#)

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	\$305,000	\$150,000	\$455,000	\$455,000
2024	\$305,000	\$150,000	\$455,000	\$455,000
2023	\$367,724	\$90,000	\$457,724	\$424,572
2022	\$277,793	\$90,000	\$367,793	\$367,793
2021	\$271,272	\$90,000	\$361,272	\$361,272
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.