



Latitude:

Longitude:

TAD Map: 2030-456

MAPSCO:

City: FORT WORTH

Georeference: 45694V-U-2

Subdivision: WELLINGTON AREA 3 SOUTH

Neighborhood Code: 2N300A2

PROPERTY DATA

Legal Description: WELLINGTON AREA 3 SOUTH
Block U Lot 2

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: 2024

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$483,046

Protest Deadline Date: 5/15/2025

Site Number: 800092925

Site Name: WELLINGTON AREA 3 SOUTH Block U Lot 2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,000

Percent Complete: 100%

Land Sqft^{*}: 6,645

Land Acres^{*}: 0.1525

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:

ARYAL AADITYA
KHAKUREL AAKREETI

Primary Owner Address:

11141 BOYNE AVE
FORT WORTH, TX 76052

Deed Date: 3/25/2025

Deed Volume:

Deed Page:

Instrument: [D225051910](#)

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 | \$383,046 | \$100,000 | \$483,046 | \$483,046 |
| 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

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.