

Tarrant Appraisal District

Property Information | PDF

Account Number: 43109996

Latitude:

Longitude:

TAD Map: 2030-456

MAPSCO:

City: FORT WORTH

Georeference: 45694V-AD-9

Subdivision: WELLINGTON AREA 3 SOUTH

Neighborhood Code: 2N300A2

PROPERTY DATA

Legal Description: WELLINGTON AREA 3 SOUTH

Block AD 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: 2024

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025 Notice Value: \$233,144

Protest Deadline Date: 5/15/2025

Site Number: 800093056

Site Name: WELLINGTON AREA 3 SOUTH Block AD Lot 9

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,503
Percent Complete: 40%

Land Sqft*: 7,200 Land Acres*: 0.1653

Pool: N

+++ Rounded.

OWNER INFORMATION

Current Owner:

JOSEPH DERIAN AND ROBIN DERIAN FAMILY TRUST

Primary Owner Address: 11209 ABBOTSBURY RD

HASLET, TX 76052

Deed Date: 3/27/2025

Deed Volume: Deed Page:

Instrument: D225054250

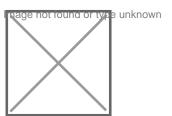
VALUES

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	\$133,144	\$100,000	\$233,144	\$233,144
0	\$0	\$0	\$0	\$0

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



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.

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