



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

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



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.