



## LOCATION

**Address:** [9553 ABINGTON AVE](#)  
**City:** FORT WORTH  
**Georeference:** 34234-20-28  
**Subdivision:** RICHMOND ADDN - FT WORTH  
**Neighborhood Code:** 2N1004

**Latitude:** 32.9104376974  
**Longitude:** -97.3589423832  
**TAD Map:** 2042-452  
**MAPSCO:** TAR-020X



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** RICHMOND ADDN - FT WORTH  
Block 20 Lot 28

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
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:** 5/15/2025

**Site Number:** 800043728  
**Site Name:** RICHMOND ADDN - FT WORTH 20 28  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,138  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,600  
**Land Acres<sup>\*</sup>:** 0.1515  
**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

BELL JUSTIN TYLER

**Primary Owner Address:**

9553 ABINGTON AVE  
FORT WORTH, TX 76131

**Deed Date:** 10/21/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220272819](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MERITAGE HOMES OF TEXAS LLC	8/16/2019	<a href="#">D220027513</a>		

## 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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$305,929	\$95,000	\$400,929	\$388,211
2023	\$348,666	\$70,000	\$418,666	\$352,919
2022	\$250,835	\$70,000	\$320,835	\$320,835
2021	\$228,754	\$70,000	\$298,754	\$298,754
2020	\$0	\$49,000	\$49,000	\$49,000

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

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- 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.