

Tarrant Appraisal District Property Information | PDF Account Number: 42460946

Address: 11904 TOPPELL TR

City: FORT WORTH Georeference: 45694T-10-10 Subdivision: WELLINGTON Neighborhood Code: 2N300A1 Latitude: 32.9437631462 Longitude: -97.3988863 TAD Map: 2030-464 MAPSCO: TAR-019E





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

PROPERTY DATA

Legal Description: WELLINGTON Block 10 Lot 10 Jurisdictions:

CITY OF FORT WORTH (026) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) NORTHWEST ISD (911) State Code: A

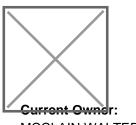
Year Built: 2019

Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 800038955 Site Name: WELLINGTON 10 10 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size⁺⁺⁺: 2,694 Percent Complete: 100% Land Sqft^{*}: 6,272 Land Acres^{*}: 0.1440 Pool: N

+++ Rounded.

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

OWNER INFORMATION



MCCLAIN WALTER KAJUAN MCCLAIN SONYA JANETTE

Primary Owner Address:

11904 TOPPELL TRL FORT WORTH, TX 76052 Deed Date: 9/15/2020 Deed Volume: Deed Page: Instrument: D220234859

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BEAZER HOMES TEXAS LP	8/3/2018	D218080561		

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	\$0	\$0	\$0	\$0
2024	\$362,410	\$100,000	\$462,410	\$439,186
2023	\$430,094	\$80,000	\$510,094	\$399,260
2022	\$319,616	\$80,000	\$399,616	\$362,964
2021	\$249,967	\$80,000	\$329,967	\$329,967
2020	\$249,967	\$80,000	\$329,967	\$329,967

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.