

Tarrant Appraisal District

Property Information | PDF

Account Number: 42588420

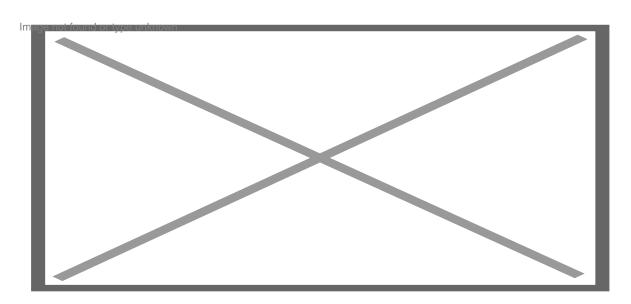
Address: 1617 WASSEL RD

City: FORT WORTH

Georeference: 45694T-1-23 Subdivision: WELLINGTON Neighborhood Code: 2N300A1 Latitude: 32.939393767 Longitude: -97.394495315 TAD Map: 2030-464

MAPSCO: TAR-019F





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

PROPERTY DATA

Legal Description: WELLINGTON Block 1 Lot 23

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: 2020

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 800048478

Site Name: WELLINGTON 1 23

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 3,055
Percent Complete: 100%

Land Sqft*: 6,000 Land Acres*: 0.1377

Pool: N

+++ Rounded.

OWNER INFORMATION

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



FISCUS CHRISTOPHER BRADLEY FISCUS BRIDGET NICOLE

Primary Owner Address: 1617 WASSELL RD FORT WORTH, TX 76052

Deed Date: 4/30/2021

Deed Volume: Deed Page:

Instrument: D221124889

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GEHAN HOMES LTD	10/9/2020	D220261892		
HPC WELLINGTON SOUTH DEVELOPMENT CORPORATION	9/10/2019	D218271281		

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	\$335,000	\$100,000	\$435,000	\$435,000
2023	\$355,000	\$80,000	\$435,000	\$435,000
2022	\$355,947	\$80,000	\$435,947	\$435,947
2021	\$123,564	\$80,000	\$203,564	\$203,564
2020	\$0	\$56,000	\$56,000	\$56,000

Pending indicates that the property record has not yet been completed for the indicated tax year.

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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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.