



**Address:** [1636 WASSEL RD](#)  
**City:** FORT WORTH  
**Georeference:** 45694T-1-30  
**Subdivision:** WELLINGTON  
**Neighborhood Code:** 2N300A1

**Latitude:** 32.9398674398  
**Longitude:** -97.3952851507  
**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 30

**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:** CHANDLER CROUCH (11730)

**Protest Deadline Date:** 5/15/2025

**Site Number:** 800048484

**Site Name:** WELLINGTON 1 30

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,916

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,575

**Land Acres<sup>\*</sup>:** 0.1509

**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:**  
SANCHEZ JUAN

**Deed Date:** 2/23/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223030548](#)

**Primary Owner Address:**  
1636 WASSEL RD  
FORT WORTH, TX 76052

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HERNANDEZ ALEJANDRO	3/16/2021	<a href="#">D221071307</a>		
GEHAN HOMES LTD	9/28/2020	<a href="#">D220248700</a>		
HPC WELLINGTON SOUTH DEVELOPMENT CORPORATION	9/10/2019	<a href="#">D218271281</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	\$335,000	\$100,000	\$435,000	\$435,000
2023	\$455,000	\$80,000	\$535,000	\$535,000
2022	\$341,315	\$80,000	\$421,315	\$421,315
2021	\$177,676	\$80,000	\$257,676	\$257,676
2020	\$0	\$56,000	\$56,000	\$56,000

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

- 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.