

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 42588497

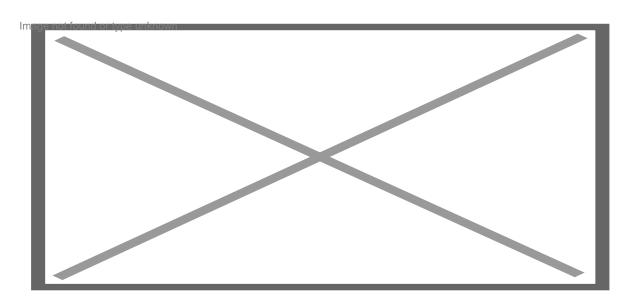
Address: 1636 WASSEL RD

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+++: 2,916
Percent Complete: 100%

Land Sqft\*: 6,575 Land Acres\*: 0.1509

Pool: N

+++ Rounded.

## **OWNER INFORMATION**

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



SANCHEZ JUAN

**Primary Owner Address:** 

1636 WASSEL RD

FORT WORTH, TX 76052

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

**Deed Volume:** 

**Deed Page:** 

Instrument: D223030548

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HERNANDEZ ALEJANDRO	3/16/2021	D221071307		
GEHAN HOMES LTD	9/28/2020	D220248700		
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	\$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.

## **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.

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