



**Address:** [4517 BYERS AVE](#)  
**City:** FORT WORTH  
**Georeference:** 6980-40-17  
**Subdivision:** CHAMBERLAIN ARLINGTON HTS 1ST  
**Neighborhood Code:** 4C210D

**Latitude:** 32.7382925333  
**Longitude:** -97.3873229175  
**TAD Map:** 2030-388  
**MAPSCO:** TAR-075F



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** CHAMBERLAIN ARLINGTON  
HTS 1ST Block 40 Lot 17 & 18

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
FORT WORTH ISD (905)

**State Code:** A

**Year Built:** 1925

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 00475351

**Site Name:** CHAMBERLAIN ARLINGTON HTS 1ST-40-17-20

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,322

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,250

**Land Acres<sup>\*</sup>:** 0.1434

**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:**

KAPCSOS CHRISTOPHER

**Primary Owner Address:**

4517 BYERS AVE  
FORT WORTH, TX 76107

**Deed Date:** 8/13/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221237236](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LSCS INVESTMENTS LLC	12/19/2020	<a href="#">D221221291</a>		
WALLACE MAX	9/4/2020	<a href="#">D220313820</a>		
VELASQUEZ FELIX	6/29/2017	<a href="#">D217149285</a>		
WALLACE MAX H	10/27/2004	<a href="#">D204355364</a>	0000000	0000000
VELASQUEZ FELIX	6/16/2003	00168310000352	0016831	0000352
BROWN ROY G	6/16/1992	00106790001315	0010679	0001315
MITCHELL JOSEPH L	1/20/1992	00105120001562	0010512	0001562
MITCHELL CAROLO;MITCHELL JOSEPH L	2/1/1984	00077350000430	0007735	0000430
WATKINS NELLIE QUAY	4/1/1982	00000000000000	0000000	0000000

## 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	\$186,739	\$153,750	\$340,489	\$340,489
2024	\$186,739	\$153,750	\$340,489	\$340,489
2023	\$221,187	\$153,750	\$374,937	\$374,937
2022	\$152,121	\$153,750	\$305,871	\$305,871
2021	\$98,760	\$153,750	\$252,510	\$252,510
2020	\$70,000	\$150,000	\$220,000	\$220,000

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

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.