



**Address:** [4745 CHAPMAN ST](#)  
**City:** FORT WORTH  
**Georeference:** 19240-1-16  
**Subdivision:** HOWARD, W R ADDITION  
**Neighborhood Code:** 1H040N

**Latitude:** 32.7243607777  
**Longitude:** -97.2525063774  
**TAD Map:** 2072-384  
**MAPSCO:** TAR-079N



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** HOWARD, W R ADDITION Block  
1 Lot 16

**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:** 2021

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 01363387

**Site Name:** HOWARD, W R ADDITION-1-16

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,327

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,600

**Land Acres<sup>\*</sup>:** 0.1515

**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:**

MONTERROSA GIOVANNI A  
LOPEZ COTO KATYA E

**Primary Owner Address:**

4745 CHAPMAN ST  
FORT WORTH, TX 76105

**Deed Date:** 8/2/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223139099](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
COLON KENNETH NOEL	10/25/2021	<a href="#">D221312899</a>		
SALAZAR ANTHONY MICHAEL;VILLALOBOS JOSE ISRAEL	12/10/2020	<a href="#">D220326952</a>		
AMERITEX HOMES LLC	10/17/2019	<a href="#">D219240197</a>		
SUMMERVILLE INV GROU LLC	12/6/2016	<a href="#">D217003976</a>		
NEWBORN PENTECOSTAL CHURCH	10/23/1989	00097400002189	0009740	0002189
GRIFFIN S G	12/4/1985	00083890000100	0008389	0000100
JERALDINE MARTIN	12/31/1900	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	\$235,192	\$19,800	\$254,992	\$254,992
2024	\$235,192	\$19,800	\$254,992	\$254,992
2023	\$241,518	\$19,800	\$261,318	\$261,318
2022	\$191,536	\$5,000	\$196,536	\$196,536
2021	\$0	\$5,000	\$5,000	\$5,000
2020	\$0	\$5,000	\$5,000	\$5,000

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.