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Address: [1113 N CHANDLER DR](#)
City: FORT WORTH
Georeference: 46000-3-4
Subdivision: WESTBROOK, H S ADDITION
Neighborhood Code: 3H050I

Latitude: 32.7790142627
Longitude: -97.3036595852
TAD Map: 2060-404
MAPSCO: TAR-063M



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

PROPERTY DATA

Legal Description: WESTBROOK, H S ADDITION
Block 3 Lot 4

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: 1928

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 03391620
Site Name: WESTBROOK, H S ADDITION-3-4
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,066
Percent Complete: 100%
Land Sqft^{*}: 7,500
Land Acres^{*}: 0.1721
Pool: N

+++ Rounded.

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

OWNER INFORMATION

Current Owner:

MCIUAN CHRISTOPHER J

Primary Owner Address:

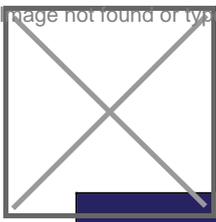
3412 YUCCA AVE
FORT WORTH, TX 76111

Deed Date: 1/20/2016

Deed Volume:

Deed Page:

Instrument: [D216019967](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
RUDD VERNON E	8/7/2007	D207319648	0000000	0000000
DEUTSCHE BANK NATIONAL TRUST	9/5/2006	D206283543	0000000	0000000
UTLEY JERRY M;UTLEY REBECCA	10/21/2004	D204343598	0000000	0000000
UTLEY JERRY MICHAEL	9/12/2003	D203345796	0017201	0000256
ACTIVE HOMEBUYERS INCORPORATED	8/21/2003	D203315824	0017111	0000294
MILES TONI FAY	11/20/1991	00104560001800	0010456	0001800
HALL ANNIE TEEL ETAL;HALL SARAH	7/20/1991	00104560001794	0010456	0001794
GATHWRIGHT ETHEL ALLEN	1/1/1982	00000000000000	0000000	0000000
GATHRIGHT W M	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 ⁺
2025	\$140,592	\$37,500	\$178,092	\$178,092
2024	\$140,592	\$37,500	\$178,092	\$178,092
2023	\$143,002	\$37,500	\$180,502	\$180,502
2022	\$129,226	\$26,250	\$155,476	\$155,476
2021	\$137,327	\$10,000	\$147,327	\$147,327
2020	\$121,307	\$10,000	\$131,307	\$131,307

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.