



Address: [12 CHASE CT](#)
City: FORT WORTH
Georeference: 7130--12
Subdivision: CHASE PLACE
Neighborhood Code: 4T050C

Latitude: 32.7250019121
Longitude: -97.3322421949
TAD Map: 2048-384
MAPSCO: TAR-077N



Google Map or type unknown

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

PROPERTY DATA

Legal Description: CHASE PLACE Lot 12

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: 1964

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$545,306

Protest Deadline Date: 5/24/2024

Site Number: 04638875

Site Name: CHASE PLACE-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,340

Percent Complete: 100%

Land Sqft^{*}: 11,170

Land Acres^{*}: 0.2564

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:

MESSICK STEPHEN

MESSICK JENNIFER

Primary Owner Address:

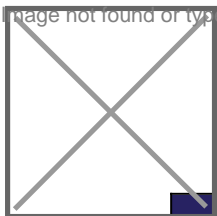
12 CHASE CT
FORT WORTH, TX 76110

Deed Date: 3/4/2022

Deed Volume:

Deed Page:

Instrument: [D222064644](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
FARLEY MICHAEL A	7/15/2013	D213185480	0000000	0000000
PRESTON MICHELLE	12/1/2010	D210301550	0000000	0000000
MENDEZ FRANCISCO C	12/28/2006	D206412054	0000000	0000000
WHITE SHERRILL WAYNE	5/11/1989	00095910001752	0009591	0001752
KNOWLES PATTY	12/31/1900	000000000000000	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	\$121,944	\$191,852	\$313,796	\$313,796
2024	\$353,454	\$191,852	\$545,306	\$467,709
2023	\$233,338	\$191,852	\$425,190	\$425,190
2022	\$290,921	\$93,750	\$384,671	\$384,671
2021	\$293,222	\$93,750	\$386,972	\$378,627
2020	\$218,601	\$93,750	\$312,351	\$312,351

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.