



**Address:** [3709 CHADDYBROOK LN](#)  
**City:** FORT WORTH  
**Georeference:** 40685-147-3-70  
**Subdivision:** SUMMERFIELDS ADDITION  
**Neighborhood Code:** 3K400K

**Latitude:** 32.8784962392  
**Longitude:** -97.3038356819  
**TAD Map:** 2060-440  
**MAPSCO:** TAR-035R



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

**PROPERTY DATA**

**Legal Description:** SUMMERFIELDS ADDITION  
Block 147 Lot 3 PER PLAT 388-185-86

**Jurisdictions:**  
CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KELLER ISD (907)

**State Code:** A  
**Year Built:** 1993  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$281,401  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 05862833  
**Site Name:** SUMMERFIELDS ADDITION-147-3-70  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,517  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,297  
**Land Acres<sup>\*</sup>:** 0.1216  
**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:**  
RUBIO MARK  
GARCIA ADRIAN  
**Primary Owner Address:**  
3709 CHADDYBROOK LN  
FORT WORTH, TX 76137

**Deed Date:** 4/15/2019  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D219116947](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BARRAZA CESAR	4/12/2015	<a href="#">D219055442</a>		
BARRAZA CESAR E;BARRAZA CLAUDIA EST	2/29/2008	<a href="#">D219109773-CWD</a>	0	0
THURMAN JASON K	9/8/2004	<a href="#">D204283947</a>	0000000	0000000
HOLDEN CATHERINE M	4/23/1998	00132320000359	0013232	0000359
KINZIE RANDALL L	8/23/1995	00120820002356	0012082	0002356
NGUYEN HUONG;NGUYEN THUVAN T V	5/21/1993	00110780001523	0011078	0001523
CHOICE HOMES-TEXAS INC	2/1/1993	00109400000024	0010940	0000024
JIM SOWELL CONSTRUCTION CO	6/27/1991	00103040000895	0010304	0000895
COLLECTING BANK	12/6/1988	00094510001188	0009451	0001188
CAMBRIDGE CO INC	1/1/1985	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	\$226,401	\$55,000	\$281,401	\$281,401
2024	\$226,401	\$55,000	\$281,401	\$274,681
2023	\$238,856	\$55,000	\$293,856	\$249,710
2022	\$192,465	\$40,000	\$232,465	\$227,009
2021	\$166,372	\$40,000	\$206,372	\$206,372
2020	\$147,168	\$40,000	\$187,168	\$187,168

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)

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## Tarrant Appraisal District Property Information | PDF

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.