



**Address:** [809 LIONEL WAY](#)  
**City:** FORT WORTH  
**Georeference:** 7087-3-17  
**Subdivision:** CHAPEL CREEK RANCH ADDITION  
**Neighborhood Code:** 2W300A

**Latitude:** 32.7517400256  
**Longitude:** -97.5095462964  
**TAD Map:** 1994-392  
**MAPSCO:** TAR-072A



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** CHAPEL CREEK RANCH  
ADDITION Block 3 Lot 17

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
WHITE SETTLEMENT ISD (920)

**State Code:** A

**Year Built:** 1988

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$248,848

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

**Site Number:** 06184618

**Site Name:** CHAPEL CREEK RANCH ADDITION-3-17

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,444

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,670

**Land Acres<sup>\*</sup>:** 0.1531

**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:**

MURILLO ERIKA

**Primary Owner Address:**

809 LIONEL WAY  
FORT WORTH, TX 76108-4677

**Deed Date:** 12/28/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217005947](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TUBBS CHELSEA;TUBBS TAYLOR	11/23/2011	<a href="#">D211285194</a>	0000000	0000000
TROTTI LATRICIA	8/11/2004	<a href="#">D204261640</a>	0000000	0000000
SNIDER BRENDA N;SNIDER RONALD M	6/23/1999	00138890000008	0013889	0000008
JOHNSON TERESA	5/27/1998	00132560000103	0013256	0000103
VON THANDEN ANDREW;VON THANDEN JODI	5/22/1996	00123810002177	0012381	0002177
SEC OF HUD	12/6/1995	00122470002074	0012247	0002074
FIRST NATIONWIDE MTG CORP	12/5/1995	00122040001323	0012204	0001323
LOPEZ RUDY H	5/2/1989	00096000001230	0009600	0001230
MONARCH HOMES INC	5/11/1988	00092790000300	0009279	0000300
CHAPEL CREEK RANCH JV	1/1/1987	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	\$198,848	\$50,000	\$248,848	\$248,848
2024	\$198,848	\$50,000	\$248,848	\$226,287
2023	\$205,768	\$50,000	\$255,768	\$205,715
2022	\$168,460	\$30,000	\$198,460	\$187,014
2021	\$140,013	\$30,000	\$170,013	\$170,013
2020	\$141,106	\$30,000	\$171,106	\$171,106

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

Image not found or type unknown



## Tarrant Appraisal District Property Information | PDF

- 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.