

Tarrant Appraisal District Property Information | PDF

Account Number: 06184618

Address: 809 LIONEL WAY

City: FORT WORTH
Georeference: 7087-3-17

Subdivision: CHAPEL CREEK RANCH ADDITION

Neighborhood Code: 2W300A

Googlet Mapd or type unknown

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

Latitude: 32.7517400256

Longitude: -97.5095462964

TAD Map: 1994-392

MAPSCO: TAR-072A



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+++: 1,444
Percent Complete: 100%

Land Sqft*: 6,670 Land Acres*: 0.1531

Pool: N

+++ Rounded.

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

08-25-2025 Page 1

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



Previous Owners	Date	Instrument	Deed Volume	Deed Page
TUBBS CHELSEA;TUBBS TAYLOR	11/23/2011	D211285194	0000000	0000000
TROTTI LATRICIA	8/11/2004	D204261640	0000000	0000000
SNIDER BRENDA N;SNIDER RONALD M	6/23/1999	00138890000008	0013889	8000000
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. <u>Tarrant County Tax Office Account Information</u>.

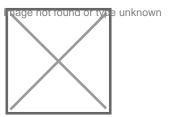
Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$198,848	\$50,000	\$248,848	\$248,848
2024	\$198,848	\$50,000	\$248,848	\$226,287
2023	\$205,768	\$50,000	\$255,768	\$205,715
2022	\$168,460	\$30,000	\$198,460	\$187,014
2021	\$140,013	\$30,000	\$170,013	\$170,013
2020	\$141,106	\$30,000	\$171,106	\$171,106

Pending indicates that the property record has not yet been completed for the indicated tax year.

EXEMPTIONS / SPECIAL APPRAISAL

08-25-2025 Page 2

⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.



• 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.

08-25-2025 Page 3