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**Address:** [709 CARETTE DR](#)  
**City:** FORT WORTH  
**Georeference:** 7087-4-7  
**Subdivision:** CHAPEL CREEK RANCH ADDITION  
**Neighborhood Code:** 2W300A

**Latitude:** 32.7534793722  
**Longitude:** -97.5091099389  
**TAD Map:** 1994-392  
**MAPSCO:** TAR-058W



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

## PROPERTY DATA

**Legal Description:** CHAPEL CREEK RANCH  
ADDITION Block 4 Lot 7

**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:** 1993

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 06184944

**Site Name:** CHAPEL CREEK RANCH ADDITION-4-7

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,784

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,130

**Land Acres<sup>\*</sup>:** 0.1636

**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:**

BOHANNON MELINDA D

**Primary Owner Address:**

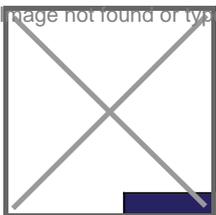
709 CARETTE DR  
FORT WORTH, TX 76108-4663

**Deed Date:** 12/15/2004

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D204397173](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
RICHARDS DAVID J	10/27/1997	00129650000455	0012965	0000455
BRACE EDWARD G;BRACE JEAN	2/1/1994	00114530001962	0011453	0001962
CHOICE HOMES TEXAS INC	11/4/1993	00113310000710	0011331	0000710
ZLB PARTNERS INC	6/27/1991	00103030000041	0010303	0000041
WESTINGHOUSE CREDIT CORP	12/5/1989	00097810002235	0009781	0002235
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*
2025	\$260,584	\$50,000	\$310,584	\$310,584
2024	\$260,584	\$50,000	\$310,584	\$310,584
2023	\$269,645	\$50,000	\$319,645	\$319,645
2022	\$211,121	\$30,000	\$241,121	\$241,121
2021	\$182,421	\$30,000	\$212,421	\$212,421
2020	\$183,792	\$30,000	\$213,792	\$213,792

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.