



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



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 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⁺⁺⁺: 1,784
Percent Complete: 100%
Land Sqft^{*}: 7,130
Land Acres^{*}: 0.1636
Pool: N

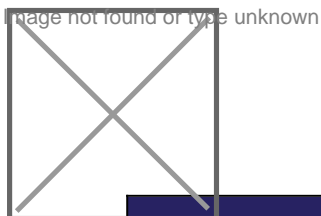
+++ Rounded.

* 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.