



**Address:** [736 LIONEL WAY](#)  
**City:** FORT WORTH  
**Georeference:** 7087-4-14  
**Subdivision:** CHAPEL CREEK RANCH ADDITION  
**Neighborhood Code:** 2W300A

**Latitude:** 32.7524692856  
**Longitude:** -97.5095613389  
**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 14

**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:** None

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$296,690

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

**Site Number:** 06185010

**Site Name:** CHAPEL CREEK RANCH ADDITION-4-14

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,729

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,050

**Land Acres<sup>\*</sup>:** 0.1848

**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:**

OP SPE PHX1 LLC

**Primary Owner Address:**

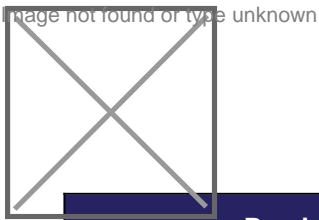
433 S FARMER AVE 500  
TEMPE, AZ 85281

**Deed Date:** 5/6/2025

**Deed Volume:**

**Deed Page:**

**Instrument:** [D225080493](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
ALLMON ROGER DALE;DANIEL JANICE	7/20/2018	<a href="#">D218161749</a>		
BRACKE DONALE;BRACKE JOHN HENRY	7/29/2011	<a href="#">D211226256</a>	0000000	0000000
BRACKE DONALEE;BRACKE JOHN HENRY	12/3/2009	<a href="#">D209320298</a>	0000000	0000000
SLEDGE MARY E	10/31/1988	00094220002067	0009422	0002067
YOUNGBLOOD BUILDERS	9/14/1988	00093870001758	0009387	0001758
CHAPEL CREEK RANCH JV	1/1/1987	000000000000000	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	\$246,690	\$50,000	\$296,690	\$296,690
2024	\$246,690	\$50,000	\$296,690	\$273,638
2023	\$255,116	\$50,000	\$305,116	\$248,762
2022	\$209,987	\$30,000	\$239,987	\$226,147
2021	\$175,588	\$30,000	\$205,588	\$205,588
2020	\$176,959	\$30,000	\$206,959	\$206,959

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)

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.