



**Address:** [1308 CHATSWORTH CT E](#)  
**City:** COLLEYVILLE  
**Georeference:** 23265-1-21  
**Subdivision:** LAKES OF SOMERSET, THE  
**Neighborhood Code:** 3C040P

**Latitude:** 32.8784341679  
**Longitude:** -97.1472118633  
**TAD Map:** 2108-440  
**MAPSCO:** TAR-040N



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** LAKES OF SOMERSET, THE  
Block 1 Lot 21

**Jurisdictions:**

CITY OF COLLEYVILLE (005)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
GRAPEVINE-COLLEYVILLE ISD (906)

**State Code:** A

**Year Built:** 1990

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Notice Value:** \$1,139,560

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

**Site Number:** 06395899

**Site Name:** LAKES OF SOMERSET, THE-1-21

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 5,045

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 27,015

**Land Acres<sup>\*</sup>:** 0.6201

**Pool:** Y

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

POWER TODD  
POWER RAVEN

**Primary Owner Address:**

1308 CHATSWORTH CT E  
COLLEYVILLE, TX 76034-4273

**Deed Date:** 8/8/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219178279](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SMITH DENIS J;SMITH MONA J SMITH	6/20/2011	<a href="#">D211148039</a>	0000000	0000000
SMITH DENIS J;SMITH MONA J	7/29/1999	00139530000296	0013953	0000296
SANTESTEBAN ALFREDO O;SANTESTEBAN CELIA	4/11/1996	00123340001327	0012334	0001327
DE BARROS GLENIA;DE BARROS LEONARD	6/30/1993	00111370000290	0011137	0000290
HOSTIN CHARLENE;HOSTIN W BRIAN	8/3/1990	00100060000369	0010006	0000369
LAKES OF SOMERSET INC	1/1/1989	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	\$871,530	\$268,030	\$1,139,560	\$1,107,666
2024	\$871,530	\$268,030	\$1,139,560	\$1,006,969
2023	\$990,728	\$268,030	\$1,258,758	\$915,426
2022	\$718,353	\$268,030	\$986,383	\$832,205
2021	\$570,490	\$186,060	\$756,550	\$756,550
2020	\$570,490	\$186,060	\$756,550	\$756,550

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.