



**Address:** [3455 CHAPEL POINTE TR](#)  
**City:** FORT WORTH  
**Georeference:** 7087L-4-12  
**Subdivision:** CHAPEL RIDGE ADDITION  
**Neighborhood Code:** 4A100P

**Latitude:** 32.7238538868  
**Longitude:** -97.5013906165  
**TAD Map:** 1994-384  
**MAPSCO:** TAR-072P



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

## PROPERTY DATA

**Legal Description:** CHAPEL RIDGE ADDITION  
Block 4 Lot 12

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
FORT WORTH ISD (905)

**State Code:** A

**Year Built:** 1999

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 07083092

**Site Name:** CHAPEL RIDGE ADDITION-4-12

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,213

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 4,998

**Land Acres<sup>\*</sup>:** 0.1147

**Pool:** N

<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:**

MARTINEZ MELEDY

**Primary Owner Address:**

3455 CHAPEL POINTE TR  
FORT WORTH, TX 76116

**Deed Date:** 1/31/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217023556](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SMITH MICHELLE	12/14/2015	<a href="#">D215279834</a>		
SMITH MICHELLE	12/14/2015	<a href="#">D215279834</a>		
ANDERSON DONNA KAY;ROE PHILIP WAYNE	7/3/2015	<a href="#">D215210122</a>		
ROE MILDRED M EST	8/8/2012	0000000000000000	0000000	0000000
ROE MILDRED M EST	11/3/2000	0000000000000000	0000000	0000000
ROE FLOYD EST;ROE MILDRED	10/22/1999	00140870000469	0014087	0000469
KARUFMAN & BROAD LONE STAR LP	8/30/1999	00139930000389	0013993	0000389
ACACIA TEXAS LP	8/26/1998	00133870000543	0013387	0000543
KAUFMAN & BROAD OF TEXAS LTD	1/23/1998	00130560000289	0013056	0000289
58-CHAPEL CREEK LTD	1/1/1997	0000000000000000	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	\$155,160	\$50,000	\$205,160	\$205,160
2024	\$155,160	\$50,000	\$205,160	\$205,160
2023	\$172,977	\$35,000	\$207,977	\$204,811
2022	\$151,192	\$35,000	\$186,192	\$186,192
2021	\$123,677	\$35,000	\$158,677	\$158,677
2020	\$111,118	\$35,000	\$146,118	\$146,118

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)

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## Tarrant Appraisal District Property Information | PDF

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.