



Address: [817 CHASTIEN CT](#)
City: TARRANT COUNTY
Georeference: 41825-A-4R
Subdivision: THOMAS, B ADDITION
Neighborhood Code: 2N300A

Latitude: 32.8911068598
Longitude: -97.3780661709
TAD Map: 2036-444
MAPSCO: TAR-033H



Google Map or type unknown

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

PROPERTY DATA

Legal Description: THOMAS, B ADDITION Block A
Lot 4R

Jurisdictions:
TARRANT COUNTY (220)
EMERGENCY SVCS DIST #1 (222)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
EAGLE MTN-SAGINAW ISD (918)

State Code: A
Year Built: 2004
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/15/2025

Site Number: 07550367
Site Name: THOMAS, B ADDITION-A-4R
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 4,569
Percent Complete: 100%
Land Sqft^{*}: 218,192
Land Acres^{*}: 5.0090
Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
WAKEFIELD TIMOTHY R
Primary Owner Address:
817 CHASTIEN CT
FORT WORTH, TX 76131

Deed Date: 2/24/2023
Deed Volume:
Deed Page:
Instrument: [D223030944](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FANNAN RONDA;FANNAN SHAWN	11/30/2001	00153310000077	0015331	0000077
PREECHASTIEN RUNGTIVA	11/8/2000	00146380000105	0014638	0000105
PREECHASTIEN CHUMREON JIM	1/1/2000	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	\$636,238	\$200,360	\$836,598	\$836,598
2024	\$636,238	\$200,360	\$836,598	\$836,598
2023	\$609,839	\$200,360	\$810,199	\$740,520
2022	\$481,640	\$200,360	\$682,000	\$673,200
2021	\$411,640	\$200,360	\$612,000	\$612,000
2020	\$417,403	\$194,597	\$612,000	\$563,679

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.