



Address: [712 CHASTIEN CT](#)
City: TARRANT COUNTY
Georeference: 41825-A-12R
Subdivision: THOMAS, B ADDITION
Neighborhood Code: 2N300A

Latitude: 32.8931315446
Longitude: -97.3745821684
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 12R

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: 2001

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 07550499

Site Name: THOMAS, B ADDITION-A-12R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,057

Percent Complete: 100%

Land Sqft^{*}: 348,392

Land Acres^{*}: 7.9980

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:

SAMOUNTRY SOPHA

Primary Owner Address:

712 CHASTIEN CT
FORT WORTH, TX 76131-4520

Deed Date: 1/21/2008

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D208183870](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SAMOUNTRY CRYSTAL	3/15/2007	D207099162	0000000	0000000
SAMOUNTRY SOPHA	5/22/2005	D205198857	0000000	0000000
SAMOUNTRY SOPHA;SAMOUNTRY THANG	1/16/2001	00146970000406	0014697	0000406
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	\$611,565	\$319,920	\$931,485	\$931,485
2024	\$611,565	\$319,920	\$931,485	\$931,485
2023	\$560,723	\$319,920	\$880,643	\$857,435
2022	\$508,831	\$319,920	\$828,751	\$779,486
2021	\$450,932	\$319,920	\$770,852	\$708,624
2020	\$453,084	\$319,920	\$773,004	\$644,204

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.