



Address: [4401 CHAPARRAL CREEK DR](#)
City: FORT WORTH
Georeference: 40672B-34-1
Subdivision: SUMMER CREEK RANCH ADDITION
Neighborhood Code: 4S004N

Latitude: 32.6072301462
Longitude: -97.3892285028
TAD Map: 2030-340
MAPSCO: TAR-103X



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SUMMER CREEK RANCH
ADDITION Block 34 Lot 1

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CROWLEY ISD (912)

State Code: A

Year Built: 2003

Personal Property Account: N/A

Agent: None

Notice Sent Date: 5/1/2025

Notice Value: \$272,864

Protest Deadline Date: 5/24/2024

Site Number: 07727801

Site Name: SUMMER CREEK RANCH ADDITION-34-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size ⁺⁺⁺: 1,660

Percent Complete: 100%

Land Sqft ^{*}: 7,217

Land Acres ^{*}: 0.1656

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:

VARGAS ANA

PRADO JUAN

Primary Owner Address:

4401 CHAPARRAL CREEK DR
FORT WORTH, TX 76123

Deed Date: 10/3/2019

Deed Volume:

Deed Page:

Instrument: [D219231155](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OPENDOOR PROPERTY N LLC	8/15/2019	D219186714		
LAWRENCE MELANIE D	4/2/2013	D213088441	0000000	0000000
LAWRENCE BENJAMIN;LAWRENCE MELANI	8/27/2003	D203349853	0017211	0000263
KIMBALL HILL HOMES TEXAS INC	3/20/2003	00165200000355	0016520	0000355
LUMBERMAN'S INVESTMENT CORP	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	\$212,864	\$60,000	\$272,864	\$272,864
2024	\$212,864	\$60,000	\$272,864	\$257,450
2023	\$229,720	\$60,000	\$289,720	\$234,045
2022	\$184,850	\$45,000	\$229,850	\$212,768
2021	\$148,425	\$45,000	\$193,425	\$193,425
2020	\$141,988	\$45,000	\$186,988	\$186,988

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.