



**Address:** [4940 CHAPS AVE](#)  
**City:** FORT WORTH  
**Georeference:** 8537M-11-2  
**Subdivision:** COVENTRY HILLS ADDITION  
**Neighborhood Code:** 3K800D

**Latitude:** 32.9013389899  
**Longitude:** -97.2789522174  
**TAD Map:** 2066-448  
**MAPSCO:** TAR-036B



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** COVENTRY HILLS ADDITION  
Block 11 Lot 2

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KELLER ISD (907)

**State Code:** A

**Year Built:** 2004

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$409,152

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

**Site Number:** 07908806

**Site Name:** COVENTRY HILLS ADDITION-11-2

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,383

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,250

**Land Acres<sup>\*</sup>:** 0.1205

**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:**

HARBISON CAL  
KOSZYCKI HAZEL

**Primary Owner Address:**

4940 CHAPS AVE  
FORT WORTH, TX 76244

**Deed Date:** 2/26/2025

**Deed Volume:**

**Deed Page:**

**Instrument:** [D225032344](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WILLIAMS BETTY;WILLIAMS STEVEN T	9/16/2004	<a href="#">D204300731</a>	0000000	0000000
HISTORY MAKER HOMES LLC	4/2/2002	00156070000235	0015607	0000235
METROPLEX INVESTMENT GROUP LP	1/1/2001	000000000000000	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	\$329,000	\$60,000	\$389,000	\$389,000
2024	\$349,152	\$60,000	\$409,152	\$385,283
2023	\$365,468	\$60,000	\$425,468	\$350,257
2022	\$291,457	\$45,000	\$336,457	\$318,415
2021	\$253,839	\$45,000	\$298,839	\$289,468
2020	\$218,153	\$45,000	\$263,153	\$263,153

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.