



**Address:** [3721 CHAPIN CT](#)  
**City:** FORT WORTH  
**Georeference:** 7089C-1-2  
**Subdivision:** CHAPIN COURT ADDITION  
**Neighborhood Code:** 4W003J

**Latitude:** 32.7185298134  
**Longitude:** -97.4737630644  
**TAD Map:** 2006-380  
**MAPSCO:** TAR-073S



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** CHAPIN COURT ADDITION  
Block 1 Lot 2

**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:** 2003

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 40070956

**Site Name:** CHAPIN COURT ADDITION-1-2

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,955

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,758

**Land Acres<sup>\*</sup>:** 0.1551

**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:**

CASILLAS EVA

**Primary Owner Address:**

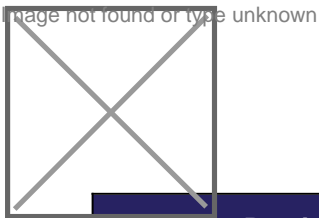
3721 CHAPIN CT  
FORT WORTH, TX 76116

**Deed Date:** 12/12/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215280079](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CERVANTEZ EVA;CERVANTEZ STEVE	11/26/2003	<a href="#">D203446240</a>	0000000	0000000
GEHAN HOMES LTD	4/28/2003	00166620000073	0016662	0000073
LAKE HOLLOW CORP	1/1/2002	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 <sup>+</sup>
2025	\$240,409	\$40,000	\$280,409	\$280,409
2024	\$240,409	\$40,000	\$280,409	\$280,409
2023	\$236,337	\$40,000	\$276,337	\$260,493
2022	\$214,361	\$40,000	\$254,361	\$236,812
2021	\$175,284	\$40,000	\$215,284	\$215,284
2020	\$176,112	\$40,000	\$216,112	\$196,457

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.