



**Address:** [3709 CHAPIN CT](#)  
**City:** FORT WORTH  
**Georeference:** 7089C-1-5  
**Subdivision:** CHAPIN COURT ADDITION  
**Neighborhood Code:** 4W003J

**Latitude:** 32.7189454745  
**Longitude:** -97.4737538795  
**TAD Map:** 2006-380  
**MAPSCO:** TAR-073N



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 5

**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)

**Site Number:** 40070980  
**Site Name:** CHAPIN COURT ADDITION-1-5  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,954  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,531  
**Land Acres<sup>\*</sup>:** 0.1499  
**Pool:** N

**State Code:** A

**Year Built:** 2004

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$281,862

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

<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:**

CORTEZ REBECCA A  
CORTEZ FLORENCIO

**Primary Owner Address:**

3709 CHAPIN CT  
FORT WORTH, TX 76116-6683

**Deed Date:** 7/11/2007  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D207252047](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CORTEZ REBECCA A	12/30/2004	<a href="#">D205006419</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	\$241,862	\$40,000	\$281,862	\$281,862
2024	\$241,862	\$40,000	\$281,862	\$272,817
2023	\$237,766	\$40,000	\$277,766	\$248,015
2022	\$215,688	\$40,000	\$255,688	\$225,468
2021	\$176,432	\$40,000	\$216,432	\$204,971
2020	\$177,261	\$40,000	\$217,261	\$186,337

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

There are no exemptions for this property

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.