



Address: [3605 CHAPIN CT](#)
City: FORT WORTH
Georeference: 7089C-1-12
Subdivision: CHAPIN COURT ADDITION
Neighborhood Code: 4W003J

Latitude: 32.7199903255
Longitude: -97.4736875307
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 12

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

Notice Sent Date: 4/15/2025

Notice Value: \$280,409

Protest Deadline Date: 5/24/2024

Site Number: 40071057
Site Name: CHAPIN COURT ADDITION-1-12
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,955
Percent Complete: 100%
Land Sqft^{*}: 9,060
Land Acres^{*}: 0.2079
Pool: N

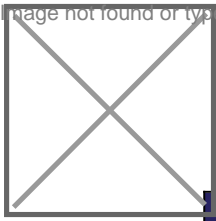
⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
GENIUS GWEN M
Primary Owner Address:
3605 CHAPIN CT
FORT WORTH, TX 76116-6647

Deed Date: 12/3/2007
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D207432087](#)



| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|------------------|-----------|----------------------------|-------------|-----------|
| GENIUS GWEN M | 4/22/2004 | D204125057 | 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 ⁺ |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$240,409 | \$40,000 | \$280,409 | \$280,409 |
| 2024 | \$240,409 | \$40,000 | \$280,409 | \$270,458 |
| 2023 | \$236,337 | \$40,000 | \$276,337 | \$245,871 |
| 2022 | \$214,361 | \$40,000 | \$254,361 | \$223,519 |
| 2021 | \$175,284 | \$40,000 | \$215,284 | \$203,199 |
| 2020 | \$176,112 | \$40,000 | \$216,112 | \$184,726 |

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.