



**Address:** [3716 CHAPIN CT](#)  
**City:** FORT WORTH  
**Georeference:** 7089C-1-24  
**Subdivision:** CHAPIN COURT ADDITION  
**Neighborhood Code:** 4W003J

**Latitude:** 32.718673319  
**Longitude:** -97.4743216794  
**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 24

**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:** 7/12/2024

**Site Number:** 40071197  
**Site Name:** CHAPIN COURT ADDITION-1-24  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,475  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,250  
**Land Acres<sup>\*</sup>:** 0.1205  
**Pool:** N

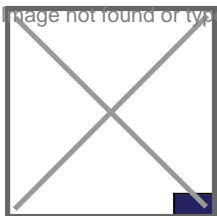
<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**  
COWLEY LINDA  
**Primary Owner Address:**  
3716 CHAPIN CT  
FORT WORTH, TX 76116

**Deed Date:** 9/11/2015  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D215210476](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
KRUEGER DAVID LEE EST	2/12/2004	<a href="#">D204057708</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	\$183,902	\$40,000	\$223,902	\$223,902
2024	\$183,902	\$40,000	\$223,902	\$223,902
2023	\$180,856	\$40,000	\$220,856	\$211,753
2022	\$164,356	\$40,000	\$204,356	\$192,503
2021	\$135,003	\$40,000	\$175,003	\$175,003
2020	\$135,642	\$40,000	\$175,642	\$162,209

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.