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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



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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⁺⁺⁺: 1,475
Percent Complete: 100%
Land Sqft^{*}: 5,250
Land Acres^{*}: 0.1205
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:
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	D204057708	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	\$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.