



Address: [4501 CHALK HILLS CT](#)
City: TARRANT COUNTY
Georeference: 31939D-1-9
Subdivision: PEARL RANCH
Neighborhood Code: 4A4000

Latitude: 32.6242196473
Longitude: -97.5176391731
TAD Map: 1994-348
MAPSCO: TAR-099R



Google Map or type unknown

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

PROPERTY DATA

Legal Description: PEARL RANCH Block 1 Lot 9 & 10

Jurisdictions:
TARRANT COUNTY (220)
EMERGENCY SVCS DIST #1 (222)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

State Code: A
Year Built: 2006
Personal Property Account: N/A
Agent: CHANDLER CROUCH (11730)
Protest Deadline Date: 5/24/2024

Site Number: 40335356
Site Name: PEARL RANCH-1-9-20
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 4,965
Percent Complete: 100%
Land Sqft^{*}: 195,497
Land Acres^{*}: 4.4880
Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:
STRICKLAND JOHN R
STRICKLAND STACI
Primary Owner Address:
4501 CHALK HILLS CT
FORT WORTH, TX 76126-5293

Deed Date: 4/27/2005
Deed Volume: 00000000
Deed Page: 00000000
Instrument: [D205121477](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PEARL RANCH PROPERTIES LP	1/2/2003	0000000000000000	00000000	00000000
PEARL RANCH PROPERTIES LLC	1/1/2003	0000000000000000	00000000	00000000



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	\$594,826	\$334,280	\$929,106	\$929,106
2024	\$594,826	\$334,280	\$929,106	\$929,106
2023	\$661,857	\$334,280	\$996,137	\$881,433
2022	\$624,187	\$224,400	\$848,587	\$801,303
2021	\$630,957	\$97,500	\$728,457	\$728,457
2020	\$586,120	\$97,500	\$683,620	\$683,620

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.