



**Address:** [4517 CHAPARRAL CREEK DR](#)  
**City:** FORT WORTH  
**Georeference:** 40672B-34-14  
**Subdivision:** SUMMER CREEK RANCH ADDITION  
**Neighborhood Code:** 4S004N

**Latitude:** 32.6072574435  
**Longitude:** -97.3916456853  
**TAD Map:** 2030-340  
**MAPSCO:** TAR-103X



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SUMMER CREEK RANCH  
ADDITION Block 34 Lot 14

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CROWLEY ISD (912)

**Site Number:** 40403912

**Site Name:** SUMMER CREEK RANCH ADDITION-34-14

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,063

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,534

**Land Acres<sup>\*</sup>:** 0.1500

**Pool:** N

**State Code:** A

**Year Built:** 2004

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$318,375

**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:**

HERNANDEZ TERESA V

**Primary Owner Address:**

4517 CHAPARRAL CREEK DR  
FORT WORTH, TX 76123-2742

**Deed Date:** 5/17/2010

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D210119483](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MEEK BRANDON M;MEEK NATALIE A	12/20/2004	<a href="#">D205020262</a>	0000000	0000000
RICHMOND AMERICAN HOMES OF TX	3/23/2004	<a href="#">D204068635</a>	0000000	0000000
RICHMOND AMERICAN HOMES OF TX	3/3/2004	<a href="#">D204068635</a>	0000000	0000000
CL TEXAS LP	1/1/2003	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	\$258,375	\$60,000	\$318,375	\$318,375
2024	\$258,375	\$60,000	\$318,375	\$298,796
2023	\$278,983	\$60,000	\$338,983	\$271,633
2022	\$224,069	\$45,000	\$269,069	\$246,939
2021	\$179,490	\$45,000	\$224,490	\$224,490
2020	\$171,601	\$45,000	\$216,601	\$216,601

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.