



Address: [5404 CHINKAPIN LN](#)
City: FORT WORTH
Georeference: 44715R-D-24
Subdivision: VILLAGES OF WOODLAND SPRINGS
Neighborhood Code: 3K600V

Latitude: 32.9390586556
Longitude: -97.2661462278
TAD Map: 2066-460
MAPSCO: TAR-022M



Google Map or type unknown

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

PROPERTY DATA

Legal Description: VILLAGES OF WOODLAND SPRINGS Block D Lot 24

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KELLER ISD (907)

State Code: A

Year Built: 2013

Personal Property Account: N/A

Agent: TEXAS TAX PROTEST (05909)

Protest Deadline Date: 5/24/2024

Site Number: 40641724

Site Name: VILLAGES OF WOODLAND SPRINGS-D-24

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,818

Percent Complete: 100%

Land Sqft^{*}: 5,500

Land Acres^{*}: 0.1262

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:

CLARK STEVEN
LARSON BLAIRE M

Primary Owner Address:

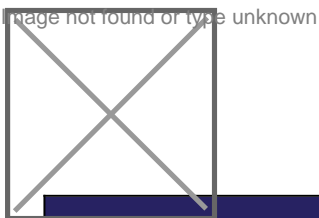
5404 CHINKAPIN LN
FORT WORTH, TX 76244

Deed Date: 4/15/2021

Deed Volume:

Deed Page:

Instrument: [D221105363](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHAPMAN KIMRAQUEL;CHAPMAN SOLOMON	7/24/2014	D214160365		
FREDERICK JOHN P;FREDERICK MARITZA	11/27/2013	D213307217	0000000	0000000
HARMONY TEXAS PROPERTIES LLC	5/17/2012	D212125026	0000000	0000000
JBGL HH LLC	2/4/2011	D211031456	0000000	0000000
CENTURION ACQUISITIONS LP	8/27/2008	D208342994	0000000	0000000
SOUTHWEST SECURITIES FSB	4/2/2008	D208119849	0000000	0000000
GOFF HOMES LTD	6/21/2006	D206201426	0000000	0000000
ONE WOODLAND SPRINGS LTD	1/1/2004	000000000000000	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	\$337,000	\$65,000	\$402,000	\$402,000
2024	\$337,000	\$65,000	\$402,000	\$402,000
2023	\$386,093	\$65,000	\$451,093	\$371,800
2022	\$288,000	\$50,000	\$338,000	\$338,000
2021	\$234,444	\$50,000	\$284,444	\$284,444
2020	\$234,444	\$50,000	\$284,444	\$284,444

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.