



**Address:** [5416 CHINKAPIN LN](#)  
**City:** FORT WORTH  
**Georeference:** 44715R-D-27  
**Subdivision:** VILLAGES OF WOODLAND SPRINGS  
**Neighborhood Code:** 3K600V

**Latitude:** 32.9390558742  
**Longitude:** -97.2656573916  
**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 27

**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:** 2014

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$325,934

**Protest Deadline Date:** 5/24/2024

**Site Number:** 40641759

**Site Name:** VILLAGES OF WOODLAND SPRINGS-D-27

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,682

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,500

**Land Acres<sup>\*</sup>:** 0.1262

**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:**

VINCENT CARMEN  
VINCENT ROBERT

**Primary Owner Address:**

5416 CHINKAPIN LN  
KELLER, TX 76244

**Deed Date:** 1/9/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215006465](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
D R HORTON TEXAS LTD	10/31/2013	<a href="#">D213285470</a>	0000000	0000000
HARMONY HOMES TEXAS LLC	12/14/2012	<a href="#">D212308106</a>	0000000	0000000
JBGL HH LLC	2/1/2011	<a href="#">D211031457</a>	0000000	0000000
MGP ACQUISITIONS LP	10/4/2010	<a href="#">D210243944</a>	0000000	0000000
UDF NORTHPOINTE LLC	2/10/2009	<a href="#">D209053490</a>	0000000	0000000
COMPASS BANK	3/12/2008	<a href="#">D208092371</a>	0000000	0000000
GOFF HOMES LTD	8/31/2006	<a href="#">D206280379</a>	0000000	0000000
ONE WOODLAND SPRINGS LTD	1/1/2004	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	\$260,934	\$65,000	\$325,934	\$325,934
2024	\$260,934	\$65,000	\$325,934	\$306,891
2023	\$286,695	\$65,000	\$351,695	\$278,992
2022	\$229,131	\$50,000	\$279,131	\$253,629
2021	\$180,572	\$50,000	\$230,572	\$230,572
2020	\$181,383	\$50,000	\$231,383	\$231,383

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.