



Address: [13621 KOEN LN](#)
City: FORT WORTH
Georeference: 20707-C-2R
Subdivision: HUIE ADDITION - FT WORTH
Neighborhood Code: 3T030T

Latitude: 32.8304140978
Longitude: -97.0698139096
TAD Map: 2132-420
MAPSCO: TAR-056N



Google Map or type unknown

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

PROPERTY DATA

Legal Description: HUIE ADDITION - FT WORTH
Block C Lot 2R

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
HURST-EULESS-BEDFORD ISD (916)

State Code: A

Year Built: 2004

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$329,164

Protest Deadline Date: 5/24/2024

Site Number: 40649008

Site Name: HUIE ADDITION - FT WORTH-C-2R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,948

Percent Complete: 100%

Land Sqft^{*}: 5,395

Land Acres^{*}: 0.1238

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:

CHACIN DANIEL J

CHACIN MARIANA

Primary Owner Address:

13621 KOEN LN

FORT WORTH, TX 76155-3701

Deed Date: 10/1/2008

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D208380831](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SPLAWN DAVID A;SPLAWN KIMBERLY	2/25/2005	D205059300	0000000	0000000
CHOICE HOMES INC	11/22/2004	D204366054	0000000	0000000
STONE MEADOW DEVELOPMENT LP	1/1/2004	0000000000000000	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	\$289,164	\$40,000	\$329,164	\$329,164
2024	\$289,164	\$40,000	\$329,164	\$326,289
2023	\$317,677	\$40,000	\$357,677	\$296,626
2022	\$279,724	\$40,000	\$319,724	\$269,660
2021	\$205,145	\$40,000	\$245,145	\$245,145
2020	\$205,145	\$40,000	\$245,145	\$245,145

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.