



Address: [7852 CHAPIN RD](#)
City: FORT WORTH
Georeference: 1580-9-24B
Subdivision: BANKHEAD ESTATES ADDITION
Neighborhood Code: RET-Southwest Tarrant County General

Latitude: 32.7169026589
Longitude: -97.4518116633
TAD Map: 2012-380
MAPSCO: TAR-073U



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BANKHEAD ESTATES
ADDITION Block 9 Lot 24B

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

State Code: F1

Year Built: 1960

Personal Property Account: N/A

Agent: UPTG (00670)

Notice Sent Date: 5/1/2025

Notice Value: \$170,935

Protest Deadline Date: 5/31/2024

Site Number: 80877584

Site Name: PEARSON POOLS

Site Class: RETGen - Retail-General/Specialty

Parcels: 1

Primary Building Name: 7852 CHAPIN RD / 41386787

Primary Building Type: Commercial

Gross Building Area+++ : 1,200

Net Leasable Area+++ : 1,200

Percent Complete: 100%

Land Sqft* : 26,601

Land Acres* : 0.6106

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:

JWM MINERALS LLC

Primary Owner Address:

PO BOX 470155
FORT WORTH, TX 76147

Deed Date: 3/26/2018

Deed Volume:

Deed Page:

Instrument: [D218062981](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NORAVI PROPERTIES LLC	3/20/2017	D217064927		
NEJATI MAJID	8/2/2016	D216176291		
PEARSON ARTHUR;PEARSON CYNTHIA P	11/23/2010	D210296754	0000000	0000000
PEARSON ARTHUR	3/23/2010	D210068287	0000000	0000000
CORNELL RANDY	1/1/2008	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	\$140,344	\$30,591	\$170,935	\$159,000
2024	\$101,909	\$30,591	\$132,500	\$132,500
2023	\$97,409	\$30,591	\$128,000	\$128,000
2022	\$94,348	\$30,591	\$124,939	\$124,939
2021	\$94,348	\$30,591	\$124,939	\$124,939
2020	\$89,409	\$30,591	\$120,000	\$120,000

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

There are no exemptions for this property

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.